

2-14-1950

Marshall Ten Acre Tracts Protective Covenants for Tracts 1-4, and Parts of Tracts 17 and 18

Spokane County (Wash.). Auditor's Office

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PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT We, the undersigned, constituting all of the owners of the below described real property, do hereby declare the following protective covenants and conditions for the use and benefit of all said property and the owners thereof, and of each and every purchaser of any of said property:

Tract 17, EXCEPTING the E $\frac{1}{2}$ and EXCEPTING the East 50 feet of the W $\frac{1}{2}$ and the W $\frac{1}{2}$ of Tract 18, all of MARSHALL TEN ACRE TRACTS in the County of Spokane, Washington; and Tracts 1, 2, 3 and 4 and the adjoining vacated streets in FIRST ADDITION TO MARSHALL TEN ACRE TRACTS in the County of Spokane, State of Washington

(1) The buildings shall be located on these lots according to ordinances of the County of Spokane in force at the time said respective buildings are erected;

(2) No race or nationality other than the white race shall use or occupy any building on any lot, except that this provision shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant;

(3) These covenants and restrictions shall run with the land and shall be binding on the parties hereto and all purchasers and grantees from them, and all persons claiming under them or any of them, until January 1, 1985, at which time said covenants and restrictions shall terminate; except that they may be renewed at that time by the owners of record at that time;

(4) If the owners of any lot in this Replatted Addition covered by these covenants or their heirs, executors or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1985, it shall be lawful for any other person or persons owning any other tract or tracts therein to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages for such violations;

(5) Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

H. P. Wall Geneva Wall
H. P. WALL (husband and GENEVA WALL, his wife)

C. L. Robb Georgia Robb
C. L. ROBB (husband and GEORGIA ROBB, his wife)

Edward Stammerjohan Myrl Stammerjohan
EDWARD STAMMERJOHAN (husband and MYRL STAMMERJOHAN, his wife)

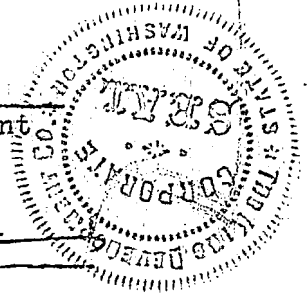
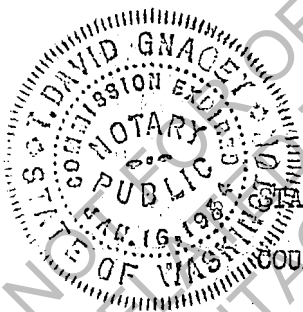
G. E. Brede Hazel Brede
G. E. BREDE (husband and HAZEL BREDE, his wife)

M. Leona Gandy Risard
M. LEONA GANDY RISARD, widow

KING DEVELOPMENT COMPANY,
a corporation,

By Perry O. Sanders
PERRY O. SANDERS, President

By G. E. Brede
G. E. BREDE, Secretary



STATE OF WASHINGTON)
) SS.
COUNTY OF SPOKANE)

I, the undersigned Notary Public in and for the above named County and State, do hereby certify that on this 11th day of February, 1950, personally appeared before me H. P. WALL and GENEVA WALL, husband and wife; C. L. ROBB and GEORGIA ROBB, husband and wife; and G. E. BREDE and HAZEL BREDE, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

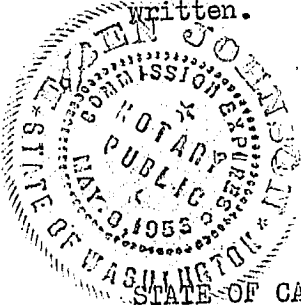
GIVEN under my hand and official seal the day and year last above written.

T. David Gnagey
NOTARY PUBLIC in and for the State
of Washington, residing at Spokane.

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS.

I, the undersigned Notary Public in and for the above named County and State, do hereby certify that on this 13 day of February 1950, personally appeared before me M. LEONA GANDY RISARD, a widow, to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



NOTARY PUBLIC in and for the State of Washington, residing at Spokane

STATE OF CALIFORNIA

COUNTY OF Spokane

SS.

I, the undersigned Notary Public in and for the above named County and State, do hereby certify that on this 8 day of February, 1950, personally appeared before me EDWARD STAMMERJOHAN and MYRL STAMMERJOHAN, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

David K. Kneeland
NOTARY PUBLIC in and for the State of California, residing at 4100 Broadway St.
my comm. Expires 11/22/50 Elmer Kneeland

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS.

On this 13 day of February, 1950, before me, a Notary Public in and for the above named County and State, personally appeared PERRY O. SANDERS and G. E. BREDE, to me known to be the President and Secretary respectively of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Mary J. Kelley
NOTARY PUBLIC for the State of Washington, residing at Spokane.

FROM THE
LAW OFFICES OF
T. DAVID SNAGEY
SPOKANE, WASH.

FILED FOR RECORD FEB 14 1950 AT 3:20 P M
REQUEST OF SPOKANE TITLE CO.
FRANK J. GLOVER, SPOKANE COUNTY AUDITOR