

4-3-1951

## Rockwood Pines Addition Warranty Deed for Block 4, Lot 4

Spokane County (Wash.). Auditor's Office

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WARRANTY DEED

The Grantors, CARL M. STOLLE and BEATRICE M. STOLLE, husband and wife, of Spokane, County of Spokane, State of Washington, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to CARL HEGE and MARY HEGE, husband and wife, the following described real estate in the County of Spokane, State of Washington:

Lot Four (4) in Block Four (4) of ROCKWOOD PINES ADDITION to the City of Spokane, County of Spokane and State of Washington, according to the recorded plat thereof.

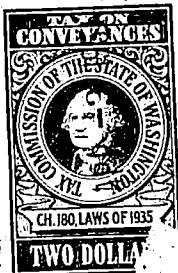
This conveyance is made subject to easements of record, if any, and to the following protective and restrictive covenants which are and shall be common to all of said ROCKWOOD PINES ADDITION:

1. No structure shall be erected, altered, placed or permitted to remain on said lot other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars. Said dwelling shall be of modern style of architecture, and no trailer, basement, tent, shack, garage or other out-building at any time shall be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence thereon.
2. No dwelling costing less than \$10,000.00 shall be permitted on said lot. Such dwelling shall face as the street faces and shall not be located nearer than 35 feet to the front line of said lot. Any garage which may be built on said property must conform to the style of architecture of the dwelling thereon.
3. No apartment house, tenement house, flat building, duplex, lodging house, or hotel shall be erected, altered or maintained upon said lot, nor shall any building constructed thereon be conducted or used for any kind of said purposes or for business purposes of any kind.
4. No person of any race other than the Caucasian race shall use or occupy any building or any part thereof on said lot, except that this covenant shall not prevent occupancy by domestic servants of another race domiciled with an owner or tenant.
5. These covenants shall run with the land, shall be binding on the parties hereto and on all persons claiming under them.
6. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the other party and any other person or persons owning real property situated in said ROCKWOOD PINES ADDITION, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, either to prevent him or them from

so doing to recover damages, or other relief for such violation.

7. Invalidation of any of these covenants by judgment or Court order shall in nowise affect any of the other of these covenants or any provisions thereof which shall remain in full force and effect.

DATED this 31<sup>st</sup> day of March, 1951.



Carl M. Stolle

Beatrice M. Stolle



STATE OF CALIFORNIA )  
County of RIVERSIDE ) ss

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 31<sup>st</sup> day of MARCH, 1951, personally appeared before me CARL M. STOLLE and BEATRICE M. STOLLE, 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.

Lune M. Friedman

Notary Public residing at

Palm Springs, California

10-5-1951