

2-25-1952

Sunset View Addition Warranty Deed for Block 2, Lot 8

Spokane County (Wash.). Auditor's Office

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WARRANTY DEED

This Indenture, Made this 11th day of January in the year of our Lord one thousand nine hundred and Fifty Two

Between Richard Warner and Shirley Warner, husband and wife

the parties of the first part and Charles C. McCoy and Doris McCoy, husband and wife 41870 Mansfield parties of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of \$750.00 DOLLARS

lawful money of the United States, to in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns, the following tract, lot X or parcel of land, situate, lying and being in the County of Spokane, State of Washington; and particularly bounded and described as follows, to-wit: Lot 8 in Block 2, of SUNSET VIEW ADDITION to the City of Spokane, subject to the following restrictions governing Sunset View Addition:

Nothing but a single detached residence costing not less than \$5,000.00, with accompanying garage, shall be built on any one lot in said Addition (save that as to Lots 1 to 18 inclusive of Block 3 thereof such residence shall cost not less than \$6,000.00) and shall be used for residence purposes only. None of said lots shall be transferred to or occupied by other than persons of the Caucasian race until after October 15, 1980. If the owner of any lot shall violate any of the aforesaid restrictions, title to said lot shall forthwith, without notice and without entry, revert to and vest in the grantor in said instrument. Such restrictions shall inure to the benefit of the respective lot owners in said Sunset View Addition.

Together with the appurtenances, to have and to hold the said premises, with the appurtenances, unto said parties of the second part, and to their heirs, executors, administrators and assigns forever.

And the said parties of the first part, for themselves, and for their heirs, executors or administrators do by these presents, covenant and agree to and with the said parties of the second part their heirs, executors or administrators and assigns, that lawfully seized in fee simple absolute of and in all and singular the above granted and described premises and the appurtenances; that good and lawful right to sell and convey the same, that the same are free from all liens and incumbrances

and that hereby WARRANT and will DEFEND the same from all lawful claims whatsoever

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of 1% Excise Tax on Real Estate Sale. Amt Pd \$ 9483 Date 2/25/52 No. Joe A. Stewart, Co. Treas. By [Signature]

[Signature] (SEAL) [Signature] (SEAL) [Signature] (SEAL) [Signature] (SEAL)

STATE OF WASHINGTON.

SS. (INDIVIDUAL ACKNOWLEDGMENT)

County of Spokane

I, Osceola Piper, Notary Public in and for the State of Washington,

do hereby certify that on this 11th day of January, 1952, personally

appeared before me Richard Warner and

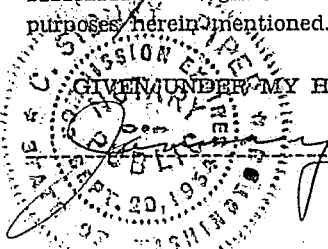
Shirley Warner

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 herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11th day of

January, 1952



Notary Public in and for the State of Washington, residing at Spokane in said County.

STATE OF WASHINGTON,

SS. (CORPORATE ACKNOWLEDGMENT)

County of _____

On this _____ day of _____, 19____

before me personally appeared _____

to me known to be the _____

of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and 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.

Notary Public in and for the State of Washington, residing at _____ in said County.

82820B

NO. _____

WARRANTY DEED

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SPOKANE TITLE CO.

1952 FEB 25 PM 3 14

JAMES A. GLOVEZ, AUDITOR
SPOKANE COUNTY, WASH.
James A. Schasre DEPUTY

FILE ON ORDER NO. 294438
The above Auditor instructed

JAMES A. SCHASRE
ATTORNEY AT LAW
N. 1606 MONROE ST.
OR. 1888 SPOKANE 17, WASH.

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