

Instruments FILED in lieu of recording remain on file until formally released.  
Instruments Filed under "Registered Land Act" are a permanent County Record.

JUL 21 1947

Seattle, Washington.....

Receiving Number

Amount Paid

RECEIVED this day  
the following Instru-  
ment as shown on  
Receiving Book of  
even date herewith.

ROBERT A. MORRIS  
Auditor, King County,  
Washington

*Msedel - Wakawa  
deed - Poly Lam*

3706786

60

Fee.....\$

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JUL 25 1947

Seattle, Washington.....

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even date herewith.

ROBERT A. MORRIS  
Auditor, King County,  
Washington

3708294

60

*Release*  
*H. A. L. Corbridge Jr Brakara*  
*Pd by Lam*

Fee.....\$

July 16th.1947.

Home Owners Loan Corporation,  
336 North Wells,  
Chicago, Ills.

Attention; Robert F.Crowley,  
Asst.Regional Treasurer.

Gentlemen;

The County Auditor would not enter satisfaction of the mortgage described in the enclosed satisfaction, for the reason that it is not signed personally by Mr. Crowther.

Therefore, please have it signed by him, and return same to me, so I can get the mortgage satisfied of record.

Yours truly,

NATIONAL HOUSING AGENCY  
HOME OWNERS' LOAN CORPORATION  
REGIONAL OFFICE  
The Merchandise Mart, 336 North Wells Street  
Chicago 54, Illinois

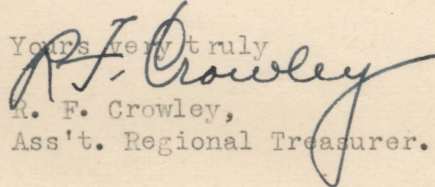
July 22, 1947

L. A. Michelson, Attorney,  
304-305 Second & Cherry Bldg.  
Seattle 4, Washington.

Dear Mr. Michelson;

Re: 45-13-D-1556  
Rudolf E. & Mena Maedel.

We are returning the Satisfaction of Mortgage on the above captioned loan, which has been properly executed. We are sorry for this oversight, and trust it has not caused a great inconvenience.

Yours very truly  
  
R. F. Crowley,  
Ass't. Regional Treasurer.

ka.  
enc.

1556  
45-D-6069

19565

Washington State Form Approved 10th day of May, 1934.

# Promissory Note

\$2,727.38 ..... SEATTLE ..... WASHINGTON .....  
(PLACE) (STATE)  
AUGUST 13th ..... 1934 .....  
(DATE)

FOR VALUE RECEIVED, I, or we, promise to pay to the order of HOME OWNERS' LOAN CORPORATION at its office in Washington, D. C., the sum of TWO THOUSAND SEVEN HUNDRED TWENTY-SEVEN and 38/100 ..... Dollars (\$2,727.38 .....), with interest at the rate of 5 ..... per centum per annum on the unpaid balance, and said principal and interest shall be payable \$21.57 ..... monthly from date, to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full. Extra payments may be made at any time and interest will be charged only on the unpaid balance.

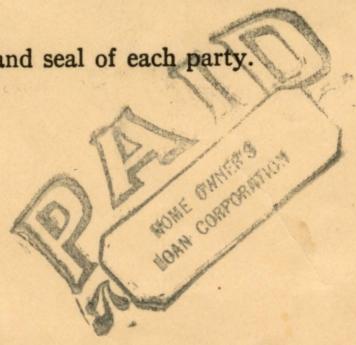
Each and every party signing or endorsing this note hereby waives presentment, demand, protest and notice of non-payment thereof and binds himself thereon as principal and not as surety and agrees to remain bound, notwithstanding any extension or extensions that may be made to any party liable on this note and consent is hereby given to any such extension or extensions.

It is agreed that time is of the essence of this contract and that in the event of default in payment of any installment for a period of ninety days the holder of this note may, at its option, declare all the remainder of said debt due and collectible, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time. In the event of default in the making of any payments herein provided and in the event the whole of said debt is declared to be due, interest shall accrue at the rate of 6 per centum per annum. In the event of default in payment of this note and if the same is collected by an attorney at law I, or we, agree to pay all costs of collection, including a reasonable attorney's fee, not however to exceed 10 per cent, and in case suit or action is instituted to collect this note, or any portion thereof, I, or we, agree to pay such additional sums as the Court may adjudge reasonable as attorney's fee in such suit or action.

I, or we, and each of us, whether principal, security, guarantor, endorser, or other party hereto, agree to be jointly and severally bound and I, or we, severally hereby waive any homestead or exemption rights as against this debt, and constitute Home Owners' Loan Corporation or the holder of this note as our attorney in fact in case of bankruptcy to claim any and all homestead or exemptions allowed by law, and do hereby severally transfer and assign to the holder of this note any and all homestead and exemption rights to which we, or either of us, may be entitled, and I, or we, hereby direct any trustee in bankruptcy to transfer to said attorney in fact any homestead or exemption rights and hereby authorize said attorney in fact to sell said homestead or exemption rights at public or private sale, with or without notice, and apply the proceeds of said sale first toward the payment of this note, and any balance to the party for whose benefit said homestead or exemption rights are set apart. I, or we, hereby waive the benefit of any valuation or appraisal laws of this State.

This note is secured by a mortgage upon real property and I, or we, each agree that in the event of suit upon this note and the foreclosure of the mortgage given to secure the same and the sale of said property covered thereby that the purchaser at said sale shall be entitled to the immediate possession of said property and I, or we, each now in consideration of the loan evidenced, hereby expressly waive the right to possession of said premises during the statutory period of redemption.

Given under the hand and seal of each party.



Rudolf E. Maedel (SEAL)  
(Signature)

1214 - E - Fir - St.  
(Mail address) Seattle

Lena Maedel (SEAL)  
(Signature)

1214 E. Fir St., Seattle  
(Mail address)

PAID



2815530

45-D-6069 1556

19565

8

Washington State Form Approved 10th day of May, 1934.

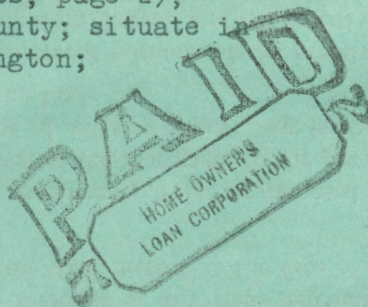
# Mortgage

1. THIS MORTGAGE, Made this the 13th day of AUGUST, 1934,  
between RUDOLF E. MAEDEL and LENA MAEDEL, his wife,  
of the CITY of SEATTLE,

County of KING, hereinafter referred to as "The Mortgagor," and HOME OWNERS' LOAN CORPORATION, a corporation organized under and by virtue of the authority granted in H. R. 5240, designated as the "Home Owners' Loan Act of 1933," approved June 13, 1933, the Mortgagee, hereinafter referred to as "The Mortgagee,"

WITNESSETH, That the mortgagor for and in consideration of the sum of TWO THOUSAND SEVEN HUNDRED TWENTY SEVEN and 38/100 Dollars (\$2,727.38) in hand paid, receipt whereof is hereby acknowledged, does by these presents, give, grant, bargain, sell, convey and warrant unto said mortgagee, and to its successors and assigns, the following described real property situate in the County of KING, State of Washington, to-wit:

Lots 5 and 6, Block 1, Kollock's Addition to the City of Seattle, according to plat thereof recorded in volume 2 of plats, page 29, records of King County; situate in King County, Washington;



together with the tenements, hereditaments, rights, privileges and appurtenances, now or hereafter belonging to or used in connection with the premises and together with all of the rents, issues and profits thereof; also including herein the party walls, if any, on each or any side of the premises, and the agreements respecting the same, and all rights in or to such party walls or under the agreements respecting the same; also including all water rights and agreements for the use of water on the mortgaged premises.

2. And for value received and the consideration of aforesaid, the mortgagor herein hereby obligates himself to pay to the corporation at its office in Washington, D. C., or to its successors and assigns, the principal sum of \$2,727.38, with interest at the rate of 5 per cent per annum on the unpaid balance, and said principal and interest shall be payable \$21.57 monthly from date, to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full. Extra payments may be made at any time and interest will be charged only on the unpaid balance.

3. It is further agreed that said note provides that time is of the essence of this contract and that in the event of default in payment of any installment for a period of ninety (90) days the holder of this note may, at its option, declare all the remainder of said debt due and collectible, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time; and that in the event of default in payment, and if the same is collected by an attorney at law, the mortgagor agrees to pay all costs of collection, including a reasonable attorney's fee, not exceeding ten per cent (10%).

4. It is covenanted and agreed that all awnings, door and window screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, cleaning, elevating, watering and irrigating apparatus and fixtures and appliances, now or hereafter attached to, belonging to, or used in connection with the premises are and shall be deemed to be fixtures, and each and all shall be an accession to the freehold and a part of the realty.

5. This instrument is intended as a mortgage to secure the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by a certain promissory note of even date herewith, in the sum of TWO THOUSAND SEVEN HUNDRED TWENTY-SEVEN and 38/100 Dollars (\$2,727.38.....), made by the mortgagor to the order of the mortgagee, with interest at 5.....per centum per annum on the unpaid balance, which note is payable in the same manner as hereinabove set out.

6. The mortgagor covenants lawful seisin of the premises in fee simple, good right and lawful authority to convey and mortgage the premises in the manner and form aforesaid, that the premises are free from incumbrance, that he will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and that this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

The mortgagor further covenants and agrees:

7. To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note and of this lien, or either, promptly on the days respectively the same severally come due.

8. To keep the premises free from statutory liens of every kind, and to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said premises, or any part thereof, each and every, and deliver the official receipts therefor to the corporation, or a certificate signed by each taxing official to whom any such taxes shall be payable, that all taxes due to be paid said official have been paid for the current year; and if the same be not promptly paid the Home Owners' Loan Corporation, its legal representatives or assigns, may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall be payable on demand, shall bear interest from the date thereof at the rate of six (6%) per cent per annum, and shall be fully secured by this instrument.

9. To pay before delinquency so much of all taxes and assessments levied or imposed upon this mortgage or the debt secured thereby, or any part thereof, or upon the interest of the mortgagee in the premises, as shall not when added to the interest stated in said notes, exceed the amount of interest which may lawfully be agreed upon in writing (but this covenant shall not apply to the federal income tax);

10. To use approved methods of preserving fertility of cultivated portions of the premises, and not to commit, permit, or suffer waste upon same, nor any impairment or deterioration thereof, and not to cut or permit to be cut any of the timber upon the premises except such as may be necessary for ordinary family use; non-payments of taxes or assessments or fire insurance premiums and the failure to keep the property insured as herein required, shall be deemed waste and shall entitle the mortgagee to the appointment of a receiver;

11. To complete all buildings in course of construction or repair or about to be constructed or repaired thereon within nil.....months from the date hereof in accordance with the agreement heretofore made between the parties hereto;

12. To keep all buildings and improvements now or hereafter placed on the property in good repair and unceasingly insured against loss or damage by fire or otherwise to the extent of the full insurable value thereof, in manner and form satisfactory to the mortgagee, and in a company or companies to be named by the mortgagee; to have all insurance policies whatsoever affecting the property made for the benefit of the mortgagee, and to deposit them with the mortgagee, and also all renewals thereof, at least five days before the expiration of the old policies; and to pay all premiums and charges on all such insurance when due. It is agreed that in case of payment of any policy or any part thereof, the mortgagee may elect to apply such payment upon the debt hereby secured or to use it in rebuilding or restoring the premises.

13. To perform, comply with and abide by each and every stipulation, agreement, condition and covenant in said promissory note and in this lien set forth.

14. Should the mortgagor be or become in default in any of the covenants or agreements contained herein or in said note, then the mortgagee (whether electing to declare the whole debt hereby secured due and collectible or not) may perform the same, and all expenditures made by the mortgagee in so doing, including advancements for protection in any manner of the premises, or income, crops or profits thereof, (and the Corporation is to be the sole judge as to the necessity therefor) or made under any of the covenants or agreements herein, shall draw interest at the rate of six (6%) per cent per annum, and all such expenditures shall be repayable by the mortgagor without demand, and together with interest and costs accruing thereon, shall be secured by this mortgage; and the rights and duties of the parties covenanted for in this paragraph shall apply equally to any and all part payments or advances made by the mortgagee for any of the purposes herein referred to. The mortgagee shall be the sole judge of the legality and validity of any taxes, assessments, or liens asserted against the property and the payment thereof by the mortgagee shall establish his right to recover the amount so paid with interest.

15. It is further agreed that if the mortgagor fails to pay any personal property tax, income tax, occupation tax or any other tax assessed, levied or imposed upon him, and by reason thereof the same becomes a lien against the property covered hereby, that the mortgagee may pay the same together with all interest and penalties, and thereupon such sum so paid shall bear interest at the rate of six (6%) per cent from date of such payment and shall become a part of the mortgage indebtedness and same shall be secured by this mortgage.

16. It is also agreed that should this mortgage be foreclosed, then in the decree of foreclosure entered in such action the property described therein may be ordered sold en masse (or as one lot or parcel) and not as several parcels, at the option of the mortgagee; and also, that the mortgagee may at any time without notice release portions of the

premises from the lien hereof without affecting the personal liability of any person for the payment of said debt, or the lien hereof upon the remainder of the premises, of the full amount of the debt then remaining unpaid.

17. Time is of the essence hereof and if any of said sums of money herein referred to be not promptly and fully paid within ninety days next after the same severally become due and payable, or if default be made in the performance of any of the stipulations, agreements, conditions or covenants contained in this mortgage or in said note, or if any law shall be passed imposing on the mortgagee the payment of the whole or any part of the taxes or assessments which the mortgagor agrees to pay, or if any court of competent jurisdiction shall render a decision that the mortgagor's undertaking to pay any such taxes or assessments is legally inoperative, then the balance of unpaid principal with accrued interest and all other indebtedness hereby secured, shall at the election of the mortgagee become immediately due without notice, and this mortgage may be foreclosed; but the failure of the mortgagee to exercise such option in any one or more instances shall not be considered as a waiver of the right to exercise such option in case of any default.

18. Mortgagor covenants and agrees if foreclosure proceedings of any second mortgage or any junior lien of any kind should be instituted, the corporation may at its option immediately declare its lien and the note which the same secures, due and payable and start such proceedings as may be necessary to protect its interests in the premises.

19. Mortgagor covenants and agrees that in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the corporation, its successors and assigns, may, without notice to the mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the mortgagor without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the corporation or its assigns and no extension of the time for the payment of the debt hereby secured given by the corporation or its assigns shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein either in whole or in part.

20. That in the event the premises or any part thereof are taken under the power of eminent domain, the entire award shall be paid to the Corporation and applied upon the principal last maturing hereon, and the Corporation is hereby empowered in the name of the mortgagor or the mortgagor's assigns to receive and give acquittance for any such award or judgment whether it be joint or several.

21. It is the intention of the mortgagor that this mortgage shall be a first lien on the real property herein described and that it shall have priority over any claim of homestead in said premises, now of record, or hereafter recorded and the mortgagor now, in consideration of the loan secured hereby, expressly waives the right to possession of said premises during the statutory period of redemption, in the event of a foreclosure and sale.

22. In any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or in any suit which the mortgagee may be obliged to defend to effect or protect the lien hereof, the mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with such suit, and further agrees to pay the reasonable costs of searching records and abstracting or insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

23. The rents, issues and profits of the property, to and until the maturity of the debt secured hereby, either by lapse of time or by reason of default of the mortgagor, shall belong to the mortgagor, but upon such maturity for any cause, the mortgagee shall have the right forthwith to enter into and upon the premises and take possession thereof, and to collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection as follows: (1) payment of delinquent taxes and assessments, (2) repair of and prevention of waste, (3) payment of delinquent interest, (4) reduction of principal indebtedness, and the mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits. In the event of the appointment of a receiver, all the expenses of the receivership including such fees as may be allowed, shall be chargeable against the mortgaged property, which shall be deemed to include the rents, issues and profits from the real estate hereinbefore described; and said receiver shall, after the payment thereof, apply the said rents, issues and profits in the manner provided in the preceding sentence. The mortgagor further warrants and covenants that the right to receive and collect the rents, issues and profits of the premises has not been assigned to any third party, but is and shall be subject completely to the lien of this mortgage.

24. If more than one joins in the execution hereof as mortgagor or any be of the feminine sex the pronouns and relative words herein used shall be read as if written in plural or feminine, respectively.

25. The covenants and agreements herein are joint and several and binding upon our, and each of our heirs, devisees, legal representatives, successors in interest, or assigns, and shall inure to the benefit of any successors in interest, or assigns, of the mortgagee.

IN WITNESS WHEREOF, The mortgagors have subscribed and sealed this instrument at.....SEATTLE.....,

Washington, this.....13th.....day of.....AUGUST....., 1934.....

*Rudolf E. Maedel* (SEAL)

*Lena Maedel* (SEAL)

STATE OF WASHINGTON }  
COUNTY OF King } ss.

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 16th day of August, 1934, personally appeared before me RUDOLF E. MAEDEL, and LENA MAEDEL, his wife

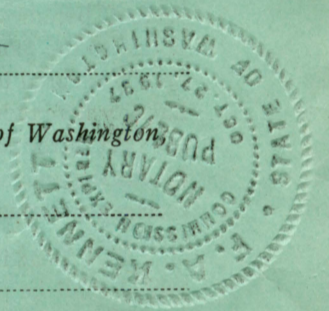
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

*[Signature]*

Notary Public in and for the State of Washington,

residing at Seattle



STATE OF WASHINGTON }  
COUNTY OF } ss.

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this day of 19, personally appeared before me

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that signed and sealed the same as 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

RECORDED  
VOL 1286 OF MTGS.  
PAGE 663 REQUEST OF

1934 AUG 22 PM 4 06

GEORGE A. GRANT AUDITOR  
KING COUNTY, WASH.  
*[Signature]* DEPUTY

2815530

MAIL TO HOME OWNERS' LOAN CORPORATION

FILED for Record at Request of  
WASHINGTON TITLE INS. CO.  
1225 EXCHANGE BLDG.  
SEATTLE, WASHINGTON

*[Handwritten initials]*