



602342

VOL 308 PAGE 355

WARRANTY DEED

THIS INDENTURE WITNESSETH, That LARRABEE REAL ESTATE COMPANY, a Washington corporation, hereinafter called the "grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by ROBERT MACLEAN and PHEBE MACLEAN, his wife, hereinafter called the "grantee," and the performance of the covenants and agreements hereinafter set forth to be performed by the grantee, his heirs and assigns, does by these presents convey and warrant to the grantee, his heirs and assigns the following described premises situate in the County of Whatcom, State of Washington, to-wit:

Lot Eight (8), Block D "Edgemoor an Addition to the City of Bellingham" Whatcom County, Washington, as per the map thereof, recorded in Book 7 of Plats, pages 49 and 50 in the Auditor's office of said county and state.

TO HAVE AND TO HOLD the said premises with all appurtenances unto the grantee, his heirs and assigns forever. The grantor for itself and its successors does hereby covenant to and with the grantee that it is the owner in fee simple of said premises, that they are free and clear of all incumbrances except claims, if any arising from the acts of the grantee and that it will warrant and defend the title thereto against all lawful claims whatsoever not based upon such incumbrances. A part of the consideration for the execution of this deed by the grantor are the covenants and agreements hereinafter made and entered into by the grantee by his acceptance of this deed for himself, his heirs and assigns, to-wit:

1. The grantee for himself, his heirs and assigns agrees to erect within twenty-four months from the date of the termination of all wars in which the United States is now engaged a dwelling house upon said premises at a minimum cost of Six Thousand Dollars (\$6,000.00) in accordance with plans and

specifications therefor approved in writing by grantor.

2. Grantee for himself, his heirs and assigns agrees that said premises are to be used only for single detached private residential purposes and that the building line shall be at least forty feet (40') from the nearest existing road boundaries with outbuilding lines at least sixty feet (60') from the nearest existing road boundaries.

3. Grantee for himself, his heirs and assigns agrees that said premises shall be owned and occupied only by persons of the White Race and that said premises shall not be subdivided without the written consent of grantor, its successors or assigns.

4. All covenants on the part of the grantee herein contained shall run with the land hereby conveyed and shall bind all subsequent owners and occupants thereof in like manner as though the provisions of this instrument were recited and stipulated at length in each and every future deed or other instrument of grant or conveyance.

5. It is understood and agreed that the placing of the foregoing restrictions and conditions on the land hereby conveyed entails no obligation, express or implied, on the grantor to place the same restrictions or conditions upon any other land owned by it.

IN WITNESS WHEREOF the said grantor has caused this instrument to be subscribed in its behalf by its president thereunto duly authorized and its corporate seal to be hereunto affixed and attested by its treasurer this 13th day of March, 1945.

LARRABEE REAL ESTATE COMPANY

By Charles F. Larrabee
President

ATTEST: James Robertson
Treasurer



STATE OF WASHINGTON)
) SS.
 COUNTY OF WHATCOM)

On this 13th day of March, 1945, before me personally appeared CHARLES F. LARRABEE and JAMES ROBERTSON, to me known to be the President and Treasurer, respectively, of LARRABEE REAL ESTATE COMPANY, 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 on oath stated that they were 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.

Melbourne Reasoner
 Notary Public in and for the State
 of Washington, residing at Bellingham.

Received for record at 9:00 A.M. MAR 30 1945
 Bellingham Abstract Co.
 P. T. S. Auditor Whatcom Co., Wn.

I, J. E. McGinnis, Treasurer of City of Bellingham, Whatcom County, Washington, do hereby certify that all local improvement assessments required by law to be paid upon that portion of real estate embraced within this plat owned by the Pacific Realty Company, have been fully paid, as shown by records in my office.

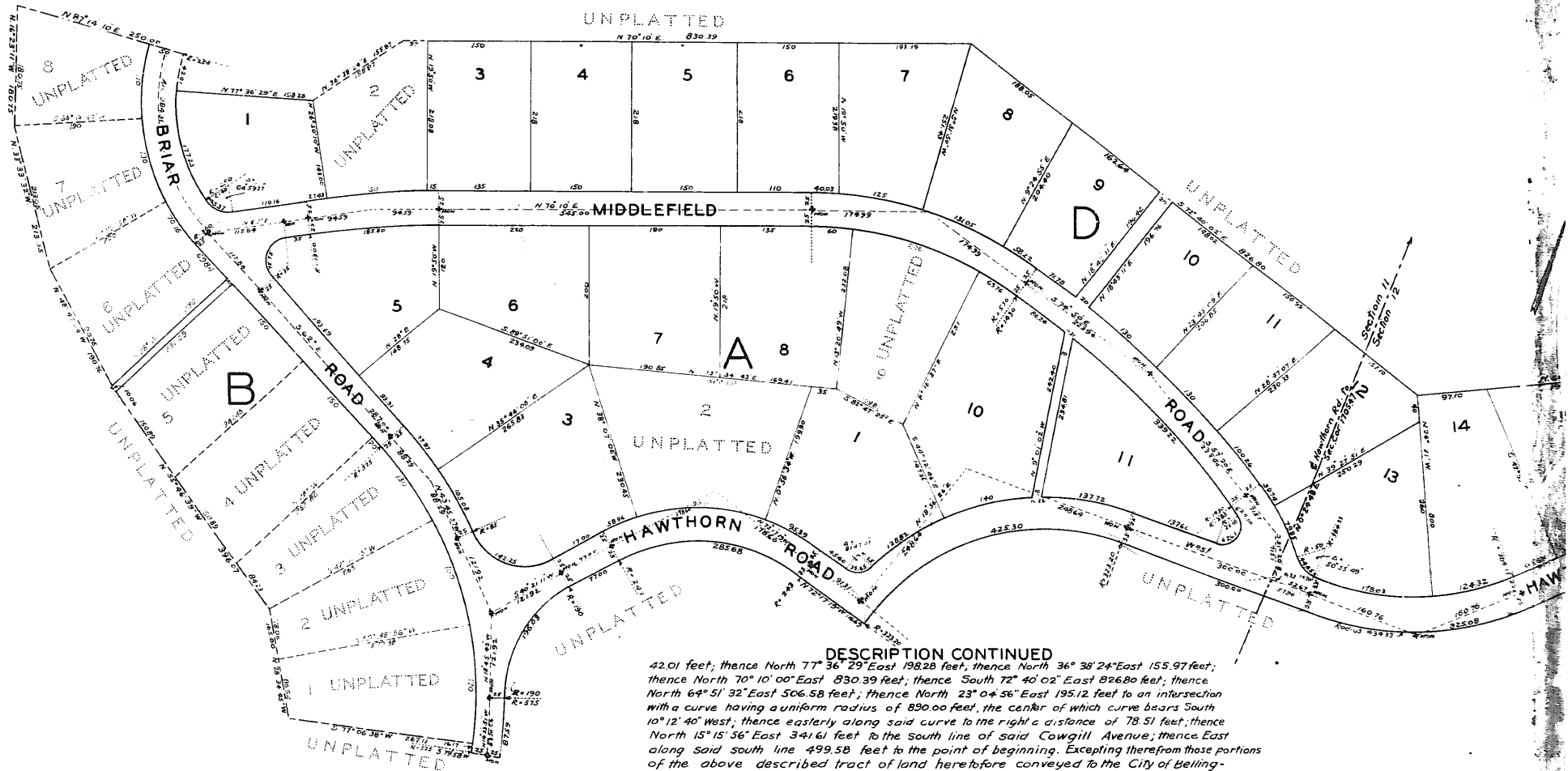
Witness my official signature and seal this 28th day of July, A.D. 1938.

J. E. McGinnis
Treasurer of City of Bellingham,
Whatcom County, Washington.

SCALE: 1 IN.=100 FT.

EDGEMOOR

AN ADDITION TO THE
CITY OF BELLINGHAM



DESCRIPTION

This plat of "EDGEMOOR AN ADDITION TO THE CITY OF BELLINGHAM," covers and includes the following described tract of land in Sections Eleven (11) and Twelve (12), Township Thirty-seven (37) North, Range Two (2) East, W.M., described as follows, to-wit:— Beginning at the intersection of the south margin of Cowgill Avenue with the northwesterly margin of Hawthorn Road, said point being 425.30 feet south and 118.57 feet west of the concrete monument marking the intersection of the center line of 12th Street with that of said Cowgill Avenue, as shown upon the plat of Fairhaven Land Company's 2nd Addition to Fairhaven now a part of Bellingham; thence, along the northwesterly margin of said Hawthorn Road, South 47° 07' West 623.77 feet to the south westerly end of said Hawthorn Road as heretofore conveyed to the City of Bellingham; thence, at right angles thereto, South 42° 53' East 55.00 feet; thence, at right angles thereto, South 47° 07' West 710.65 feet to a point of curve; thence along a curve to the right having a uniform radius of 434.33 feet a distance of 325.08 feet to a point of tangency; thence along said tangent line West 300.00 feet to a point of curve; thence along a curve to the left having a uniform radius of 323.20 feet a distance of 425.30 feet; thence North 72° 17' 19" West 116.69 feet to a point of curve; thence along a curve to the left having a uniform radius of 243.00 feet a distance of 285.68 feet to a point of tangency; thence along said tangent line South 40° 21' 11" West 77.00 feet to a point of curve; thence along a curve to the left having a uniform radius of 190.00 feet a distance of 196.03 feet to a point of reverse curve; thence along a curve to the right having a uniform radius of 575.00 feet a distance of 87.59 feet; thence South 79° 58' West 50.00 feet; thence northwesterly along a curve to the left having a uniform radius of 525.00 feet (the center of which curve bears South 79° 58' West), a distance of 16.17 feet; thence South 77° 06' 38" West 267.11 feet; thence North 28° 34' 45" West 165.00 feet; thence North 55° 46' 39" West 396.07 feet; thence North 48° 47' 04" West 190.76 feet; thence North 33° 33' 32" West 213.05 feet; thence North 16° 23' 11" West 180.75 feet; thence North 87° 14' 10" East 250.00 feet to an intersection with a curve having a uniform radius of 250.00 feet the center of which curve bears North 87° 14' 16" East, thence southerly along said curve to the left a distance of

DESCRIPTION CONTINUED

42.01 feet; thence North 77° 36' 29" East 198.28 feet; thence North 36° 38' 24" East 155.97 feet; thence North 70° 10' 00" East 830.39 feet; thence South 72° 40' 02" East 826.80 feet; thence North 64° 51' 32" East 506.58 feet; thence North 23° 04' 56" East 195.12 feet to an intersection with a curve having a uniform radius of 830.00 feet, the center of which curve bears South 10° 12' 40" West; thence easterly along said curve to the right a distance of 78.51 feet; thence North 15° 15' 56" East 341.61 feet to the south line of said Cowgill Avenue; thence East along said south line 499.58 feet to the point of beginning. Excepting therefrom those portions of the above described tract of land heretofore conveyed to the City of Bellingham for public street or road purposes, also excepting from the above described tract of land the following unplatted tracts as designated thereon—Lots 2 and 9 Block A, Lots 1 to 8, inclusive, Block B, and Lot 2, Block D.

All courses and dimensions are as shown upon the face of the plat.

ACKNOWLEDGMENT

State of Washington }
County of Whatcom } SS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PACIFIC REALTY COMPANY, a corporation organized and existing under the laws of the State of Washington, owner in fee simple of the land hereby platted, hereby declare this and dedicate to the use of the public forever all the roads and alleys shown hereon and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or fills upon the lots shown upon this plat in the reasonable original grading of all the roads and alleys shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed by its President and Secretary and caused its corporate seal to be hereunto affixed this 28th day of July, A.D. 1938.



PACIFIC REALTY COMPANY

By: *Frances P. Larrabee*
Its President.

Attest: *Charles F. Larrabee*
Its Secretary.

This is to certify that I, the undersigned, being duly commissioned as P. Larrabee and Charles F. Larrabee, respectively, of the State of Washington, duly commissioned as Secretary, respectively, of the Pacific Realty Company, have executed the within and foregoing instrument to be the free and voluntary act and deed of the said corporation for the uses and purposes therein expressed, and we were authorized to execute the same in and to the corporate seal of said corporation.

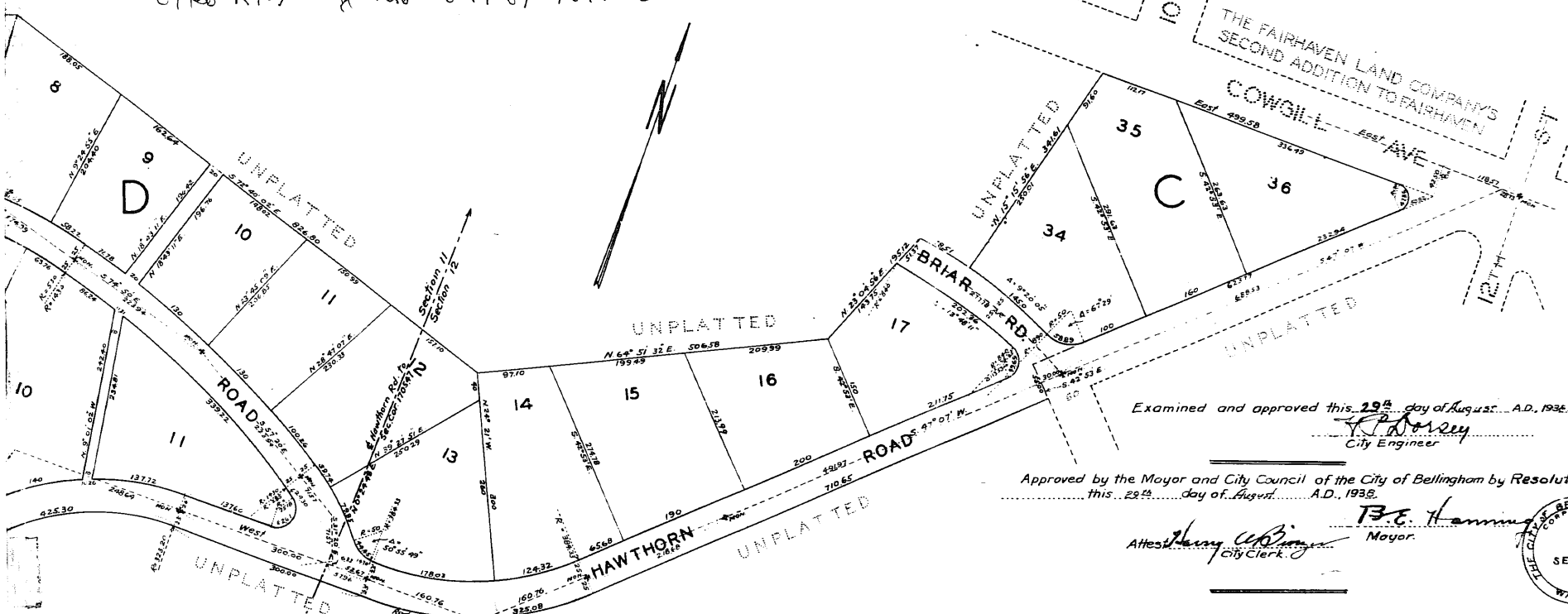
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate.

EDGEMOOR

AN ADDITION TO THE CITY OF BELLINGHAM

C/Rw R107 Pgs 726 6-19-89 1641023

H. W. RUTHERFORD
ENGINEER



Examined and approved this 29th day of August, A.D., 1938.
R. Horsey
City Engineer

Approved by the Mayor and City Council of the City of Bellingham by Resolution
this 22nd day of August, A.D., 1938.
Attest *Henry W. Binney* City Clerk
T. E. Hamming Mayor



CONTINUED
thence North 36° 38' 24" East 155.97 feet;
South 72° 40' 02" East 826.80 feet; thence
23° 04' 56" East 195.12 feet to an intersection
of the center of which curve bears South
to the right a distance of 78.51 feet; thence
West of said Cowgill Avenue; thence East
of beginning. Excepting therefrom those portions
before conveyed to the City of Bellingham
recepting from the above described tract
noted thereon—Lots 2 and 9 Block A,
D.
own upon the face of the plat.

ACKNOWLEDGMENT

State of Washington } S.S.
County of Whatcom

This is to certify that on this 29th day of July,
A.D., 1938, before me the undersigned, a Notary Public in and for the State
of Washington, duly commissioned and sworn, personally appeared Frances
P. Larrabee and Charles F. Larrabee to me known to be the President
and Secretary, respectively, of PACIFIC REALTY COMPANY, the corporation
that executed the within and forgoing 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 an oath stated that they
were authorized to execute the 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 in this certificate first above written.

E. J. Hincks
Notary Public in and for the State of Washington,
residing at Bellingham.



ON
behalf of PACIFIC REALTY COMPANY, a
corporation organized under the laws of the State of Washington,
I, the undersigned, hereby declare this and dedicate to
the public use the alleys shown hereon and the use there-
of consistent with the use thereof for public
purposes and all necessary slopes for cuts or
fills in the reasonable original grading
shown hereon.
The corporation has caused these presen-
tations to be prepared and caused its corp-
orate seal to be hereunto set and affixed this
28th day of July, A.D. 1938.

PACIFIC REALTY COMPANY
Frances P. Larrabee
Its President
Charles F. Larrabee
Its Secretary

I, R. C. Atwood, County Treasurer of Whatcom County, Washington, do hereby
certify that all taxes required by law to be paid upon that portion of real estate
embraced within this plat owned by the Pacific Realty Company, have been fully
paid, as shown by records in my office.
Witness my official signature and seal this 6th day of
August, A.D., 1938.

R. C. Atwood
Treasurer of Whatcom County,
Washington



CERTIFICATE

I hereby certify that the plat of "EDGEMOOR AN ADDITION TO THE CITY OF BELLINGHAM,"
is based upon an actual survey of and subdivision of Sections 11 and 12, Township
37 North, Range 2 East W.M., that monuments have been set and lot corners staked upon
the ground, that I have fully complied with the provisions of the statute and platting
regulations.

H. W. Rutherford
Certificate No. 673, Renewal No. 636302
dated Jan. 1, 1938.



Filed for record at the request of Pacific Realty Company
at 11:11 AM, Sept. 7, A.D., 1938, and recorded
in Volume 7 of Plats, page 1754 Records of Whatcom County, Washington.
C. C. Baughman
County Auditor.

