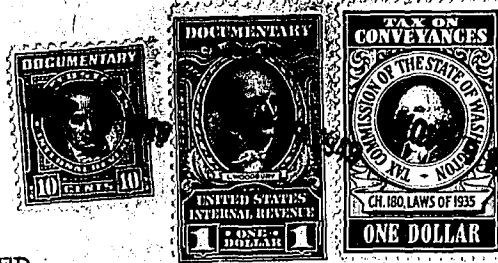


687021  
WARRANTY DEED

THIS INDENTURE WITNESSETH, That CHARLES F. LARRABEE and MARY B. LARRABEE, his wife, hereinafter called the "grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to them in hand paid by WILLIAM A. FISHER and LOIS A. FISHER, 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 10, Edgemoor Division 1A, an Addition to the City of Bellingham, Whatcom County, Washington, as per the map thereof, recorded in Book 8 of Plats, page 17, in the Auditor's office of said county and state, less that part of the said Lot 10, described as follows to-wit:  
Beginning at the southwest corner of the said Lot 10;  
Thence East, along the south line of the said Lot 10, 162.24 feet;  
Thence North 13° 41' East, along the easterly line of the said Lot 10, 42 feet;  
Thence South 76° 40' West, 176.95 feet to the point of beginning.

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. Grantee for himself, his heirs and assigns agrees that no building shall be erected or placed upon the above described property

until the design, plans, specifications, and location thereof have been approved in writing by the grantor and further agrees that in the construction of said buildings that he will construct the same in accordance with the plans and specifications as approved by said grantor.

2. Grantee for himself, his heirs and assigns agrees not to erect or permit to be erected on said premises any advertising signs or advertising structures of any nature whatsoever.

3. 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 eighty feet (80) from the nearest existing road boundaries and that said premises shall not be subdivided.

4. Grantee for himself, his heirs and assigns agrees that said premises shall be owned and occupied only by persons of the White Race except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

5. Grantee for himself, his heirs and assigns agrees that any dwelling placed or erected upon said premises shall be completed as to external appearance within 9 months from the date of commencement of construction.

6. Grantee for himself, his heirs and assigns agrees that until such time as a sewer system may be installed serving the premises herein described, the grantee shall install a septic tank for the disposal of sewage, said septic tank to conform to all of the rules and regulations of the State Department of Health.

7. Grantee for himself, his heirs and assigns agrees that no animals, poultry or livestock shall be kept or harbored on or about said premises, except that this restriction shall not apply to dogs and cats kept as household pets.

8. All covenants on the part of the grantee herein contained shall run with the land hereby conveyed and shall bind all subsequent



# EDGEMOOR

DIVISION NO. 1A

AN ADDITION TO THE  
CITY OF BELLINGHAM  
WHATCOM COUNTY, WASHINGTON

SCALE 1" = 100 FT.

EDGEMOOR



684193

## DEDICATION

STATE OF WASHINGTON SS  
COUNTY OF WHATCOM

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHARLES F. LARRABEE AND MARY B. LARRABEE, HIS WIFE, AND LARRABEE REAL ESTATE CO., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT AND DEDICATE TO THE PUBLIC USE FOREVER THE ROADS SHOWN THEREON.

IN WITNESS WHEREOF, LARRABEE REAL ESTATE CO. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ITS SECRETARY AND HAS CAUSED ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND CHARLES F. LARRABEE AND MARY B. LARRABEE, HIS WIFE, HAVE EXECUTED THESE PRESENTS, ALL ON THE 8th DAY OF August A.D. 1949.

*Charles F. Larrabee*  
PRESIDENT LARRABEE REAL ESTATE CO.  
*Charles F. Larrabee*  
CHARLES F. LARRABEE  
*Mary B. Larrabee*  
MARY B. LARRABEE  
*Mary B. Larrabee*  
SECRETARY LARRABEE REAL ESTATE CO.



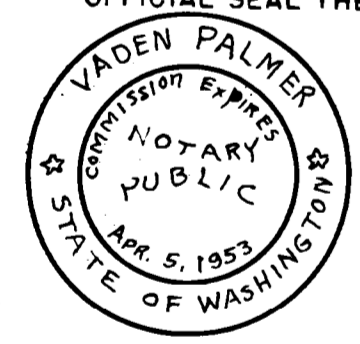
## ACKNOWLEDGEMENT

STATE OF WASHINGTON SS  
COUNTY OF WHATCOM

ON THIS 8th DAY OF August A.D. 1949, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES F. LARRABEE AND MARY B. LARRABEE, HIS WIFE, AND CHARLES F. LARRABEE AND E.S. McCORD, PRESIDENT AND SECRETARY RESPECTIVELY OF LARRABEE REAL ESTATE CO., OWNERS OF THE REAL ESTATE EMBRACED WITHIN THIS PLAT, TO ME KNOWN TO BE THE INDIVIDUALS AND CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS AND CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT CHARLES F. LARRABEE AND E.S. McCORD, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION FOR THE LARRABEE REAL ESTATE CO. 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.

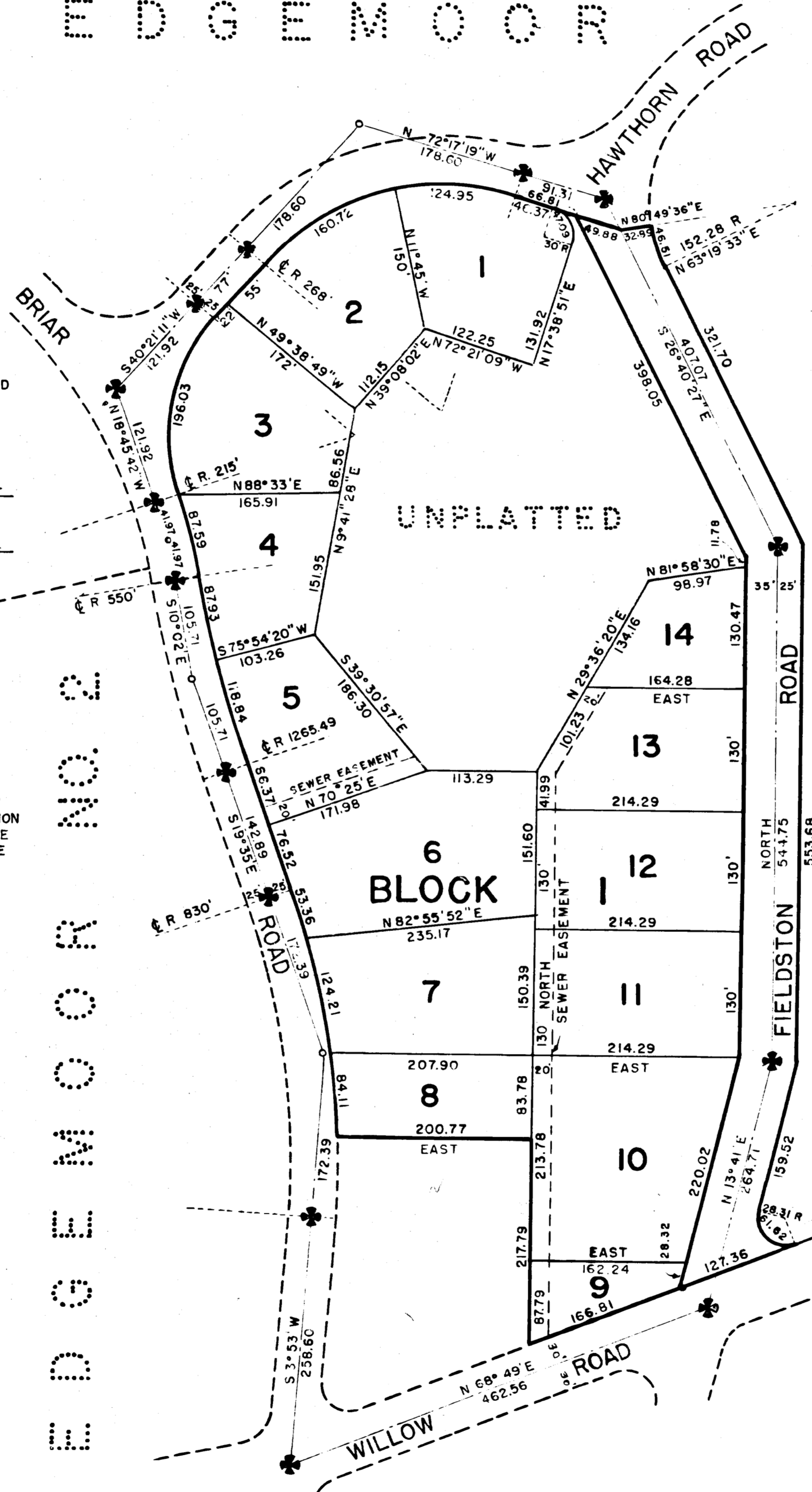
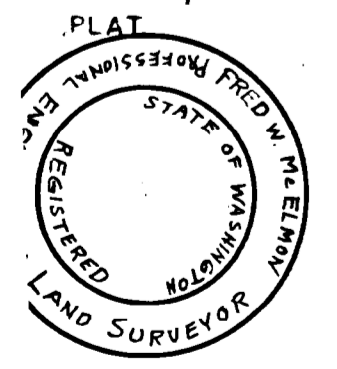
*Vaden Palmer*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN BELLINGHAM, WASHINGTON



## CERTIFICATE & DESCRIPTION

I, FRED W. McELMON, DO HEREBY CERTIFY THAT THIS PLAT OF EDGEMOOR, DIVISION NO. 1A, AN ADDITION TO THE CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, IS PART OF AND BASED ON AN ACTUAL SURVEY MADE BY ME OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M. THAT THE AREA COVERED AND EMBRACED IN THIS PLAT AND THE LOCATION OF THE PLAT WITH RESPECT TO THE ADJACENT PLATS OF EDGEMOOR AND EDGEMOOR DIVISION NO. 2 AND UNPLATTED LAND OF SECTION 11 IS FULLY SHOWN BY COURSES AND DISTANCES; THAT TRACT AND STREET DIMENSIONS ARE FULLY SHOWN; THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT.

*Fred W. McElmon*  
REGISTERED PROFESSIONAL ENGINEER



✦ INDICATES MONUMENT

STATE OF WASHINGTON SS  
COUNTY OF WHATCOM

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON AT THE REQUEST OF CHARLES F. LARRABEE ON THIS 14th DAY OF Sept A.D. 1949 AT 2:10 P.M. AND THAT IT IS RECORDED IN VOLUME 8 OF PLATS, ON PAGE 17 OF THE RECORDS OF SAID COUNTY

*W. S. Pratt*  
AUDITOR OF WHATCOM COUNTY, WASHINGTON

I, ORLAND IVARSON, COUNTY TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXE REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF THE REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN BY RECORDS IN MY OFFICE.

WITNESS MY OFFICIAL SEAL THIS 14th DAY OF Sept A.D. 1949.

*Orland Ivarson*  
TREASURER OF WHATCOM COUNTY, WASHINGTON  
by *Charles Johnson* - deputy

I, ROBERT M. FUNKHOUSER, TREASURER OF THE CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF THE COLLECTION OF SPECIAL ASSESSMENTS LEVIED BY THE SAID CITY OF BELLINGHAM ON ALL LAND EMBRACED IN THIS PLAT AND THAT ALL DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT, WHICH UNDER SAID PLAT BECOMES STREETS HAVE BEEN PAID.

*R. M. Funkhouser*  
TREASURER OF THE CITY OF BELLINGHAM, WASHINGTON

APPROVED BY THE MAYOR AND CITY COUNCIL OF BELLINGHAM BY RESOLUTION THIS 30th DAY OF August A.D. 1949

ATTEST: *[Signature]*  
CITY CLERK  
*[Signature]*  
MAYOR

I HEREBY CERTIFY THAT THE WITHIN PLAT OF EDGEMOOR DIVISION NO. 1A, AN ADDITION TO THE CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, IS DULY APPROVED BY THE BELLINGHAM CITY PLANNING COMMISSION THIS 13th DAY OF Sept A.D. 1949.

*Frank C. Green*  
CHAIRMAN

EXAMINED AND APPROVED THIS 30th DAY OF August A.D. 1949.

*[Signature]*  
CITY ENGINEER OF BELLINGHAM

Vol. 9  
17