

## DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that IRVING GREGORY and FLOY M. GREGORY, his wife, herein designated as First Parties, being owners of all of the following described property and proposing to convey said property to prospective purchasers in tracts respectively identified herein as "Tracts A, B," etc., to, wit:

- Tract A: The East 124.84 feet of Lot 15 and of the North One-Half of Lot 14 in Block 15.
- Tract B: The East 124.84 feet of the South One-Half of Lot 14, of Lot 13 and of the North One-Half of Lot 12, in Block 15.
- Tract C: The East 124.84 feet of the South One-Half of Lot 12, of Lot 11 and of the North One-Half of Lot 10, in Block 15.
- Tract D: The East 124.84 feet of the South One-Half of Lot 10, of Lot 9 and of the North One-Half of Lot 8, in Block 15.
- Tract E: The East 124.84 feet of the South One-Half of Lot 8, of Lot 7 and of the North One-Half of Lot 6, in Block 15.
- Tract F: The East 124.84 feet of the South One-Half of Lot 6, of Lot 5 and of the North One-Half of Lot 4, in Block 15.
- Tract G: The East 124.84 feet of the South One-Half of Lot 4, of Lot 3 and of the North One-Half of Lot 2, in Block 15.
- Tract H: The East 124.84 feet of the South One-Half of Lot 2 and of Lot 1, in Block 15.
- Tract I: The West 124.84 feet of Lot 16 and of the North One-Half of Lot 17, in Block 15.
- Tract J: The West 124.84 feet of the South One-Half of Lot 17, of Lot 18 and of the North One-Half of Lot 19, in Block 15.

Tract K: The West 124.84 feet of the South One-Half of Lot 19, of Lot 20 and of the North One-Half of Lot 21, in Block 15.

Tract L: The West 124.84 feet of the South One-Half of Lot 21, of Lot 22 and of the North One-Half of Lot 23, in Block 15.

Tract M: The West 124.84 feet of the South One-Half of Lot 23, of Lot 24, and of the North One-half of Lot 25, in Block 15.

Tract N: The West 124.84 feet of the South One-Half of Lot 25, of Lot 26, and of the North One-Half of Lot 27, in Block 15.

Tract O: The West 124.84 feet of the South One-Half of Lot 27, of Lot 28, and of the North One-Half of Lot 29, in Block 15.

Tract P: The West 124.84 feet of the South One-Half of Lot 29 and of Lot 30, in Block 15.

All of the "Amended Plat of Canfields Addition to the City of Whatcom" now a part of the consolidated City of Bellingham, Whatcom County, Washington, as per map thereof, recorded in Book 1 of Plats, page 72, in the Auditor's office of said county and state.

do hereby declare that the following restrictions shall apply to each of said tracts and when conveyed to other parties shall apply to each of said tracts as though the said restrictions were placed in each and every deed or other instrument affecting the title to said tracts or any part thereof:

1. All of said tracts shall be known and designated as residential tracts. No structures shall be erected, altered, placed or permitted to remain on any of said tracts or any part thereof other than residential structures and no structure on any of said tracts shall be used for other than residential purposes.

2. First parties are proposing to deed to the City for street purposes a strip of land twenty feet in width running north and south through the center of said Block 15, and no building shall be located on any residential building plot nearer than 30 feet to said 20 foot strip, nor nearer than 5 feet to any side lot line.

3. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which

may be or become an annoyance or nuisance to the neighborhood.

4. No persons of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this conveyance shall not prevent occupancy by domestic servants of a different race, domiciled with an owner or tenant.

5. No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. No dwelling shall be erected on any of said tracts at a cost less than \$6500.00.

7. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them.

8. 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 any other person or persons owning any of said real estate to prosecute any proceeding against the person or persons violating or attempting to violate any such covenant to prevent him or them from so doing.

9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect..

DATED this 15<sup>th</sup> day of August, 1946.

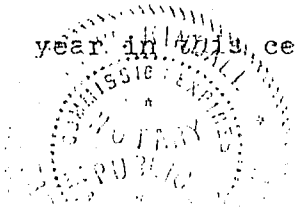
Claring Gregory  
Floy M. Gregory

VOL 331 PAGE 360

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF WHATCOM )

THIS IS TO CERTIFY, that on this the 15th day of August, 1946, before me, the undersigned, a Notary Public in and for the State of Washington, residing at Bellingham, personally appeared IRVING GREGORY and FLOY M. GREGORY, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed and executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

AS WITNESS my official signature and seal the day and year in this certificate first above written.



Wm. C. Dool  
 Notary Public in and for the  
 State of Washington, residing  
 at Bellingham.

29  
 Violet L. Smith

# AMENDED PLAT OF

## CANFIELD'S ADDITION

TO THE CITY OF

# WHATCOM

SCALE 100<sup>FT</sup> TO 1<sup>INCH</sup>  
RECORDING SCALE 200<sup>FT</sup> | 1<sup>INCH</sup>

For location of plat of Whatcom Addition  
file # 1112187 - Ord. # 8100  
R-DC # 1649542 8-31-89 R/16 P1036

### EXPLANATION

Canfield's Addition to the City of Whatcom is located in sections 29 and 32 of Township 38 North of Range 3 East and comprises the N.E. 1/4 the S.E. 1/4 and the S.W. 1/4 of the S.E. 1/4 of the S.E. 1/4 and the S.E. 1/4 the S.W. 1/4 and N.W. 1/4 of the S.W. 1/4 of the S.E. 1/4 of Section 29 and the N. 1/2 of the N.E. 1/4 and lot 4 of Section 32. The Initial point is the S.E. corner of Section 29.

Streets are due North and South and due East and West and are 60 feet wide as shown by the plat.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS That I Eugene Canfield, owner of the within described lands and I Emily H Canfield his wife, by Eugene Canfield my attorney in fact have platted the same into blocks lots and streets according to the annexed plat of Canfield's Amended Addition to the City of Whatcom and do hereby dedicate to the public use forever all the streets platted thereon.

Witness our hands and seals this 21<sup>st</sup> day of January A.D. 1889

Signed, Sealed and delivered in the presence of  
T.C. Austin  
Fred C. Pettibone

Eugene Canfield  
Emily H. Canfield  
By Eugene Canfield  
her attorney in fact

### ACKNOWLEDGMENT

TERRITORY OF WASHINGTON } ss.  
COUNTY OF WHATCOM }

On this 21<sup>st</sup> day of January A.D. 1889 personally came Eugene Canfield for himself and as the attorney in fact of Emily H. Canfield his wife all being known to me to be the identical persons described in and who executed the annexed plat of Canfield's Amended Addition to the City of Whatcom and acknowledged that each of their own free will had executed the same for the uses and purposes therein set forth.

Witness my hand and official seal the day and year in this certificate first above written  
C.C. Hixson  
Notary Public



No 2481  
TERRITORY OF WASHINGTON } ss.  
WHATCOM COUNTY }

I certify that the within instrument was filed for record in the office of the Auditor of Whatcom County W.T. at request of T.C. Austin Jan'y 22 A.D. 1889 at 3 P.M. and that it is recorded in volume 1 of Town Plats page of the records of said County January 22 1889  
Hugh Eldridge

AUDITOR AND RECORDER OF WHATCOM COUNTY WASHINGTON TERRITORY

