

WARRANTY DEED

THIS INDENTURE WITNESSETH, That PACIFIC REALTY 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 LAWRENCE G. BOWDEN, whose wife is MILLIE M. BOWDEN, 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: The South fifty (50) feet of Lot Two (2) of the Chuckanut Addition to the City of Bellingham, together with all tide lands in front of or abutting thereon.

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 said property shall not be owned or occupied by

612714

VE 323 AGE 305

any person other than one of the white race; that said property shall be used only for suburban residential or agricultural purposes as the private home and private business of purchaser, and that there shall be at no time erected or placed upon said premises more than one dwelling house except with the written consent of the grantor or assigns, and the grantee shall install a septic tank for the disposal of sewerage.

2. 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 there 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.

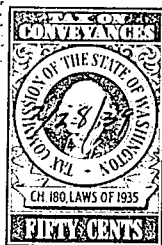
3. It is understood and agreed that the placing of the foregoing restrictions and conditions on the land hereby conveyed entails no obligation, express or implied, on the grantor to place the same restrictions or conditions upon any other land owned by it.

IN WITNESS WHEREOF the said grantor has caused this instrument to be subscribed in its behalf by its vice president thereunto duly authorized and its corporate seal to be hereunto affixed and attested by its secretary this 28th day of February, 1939.

PACIFIC REALTY COMPANY

By [Signature]
Vice President

ATTEST: Charles F. Larabee
Secretary



STATE OF WASHINGTON }
COUNTY OF WHATCOM } ss.

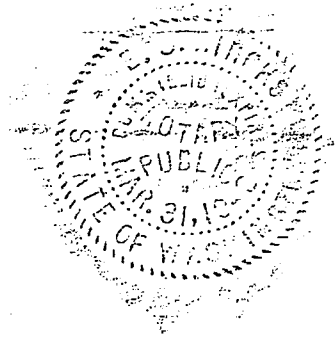
On this 28 day of February, 1939,
before me personally appeared Jack Templin and Charles F.
Larrabee, respectively, of PACIFIC REALTY COMPANY, the
corporation that executed the within and foregoing instrument,
and acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and
purposes therein mentioned and on oath stated that they were
authorized to execute said instrument and that the seal af-
fixed 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.

E. J. Hincks.

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

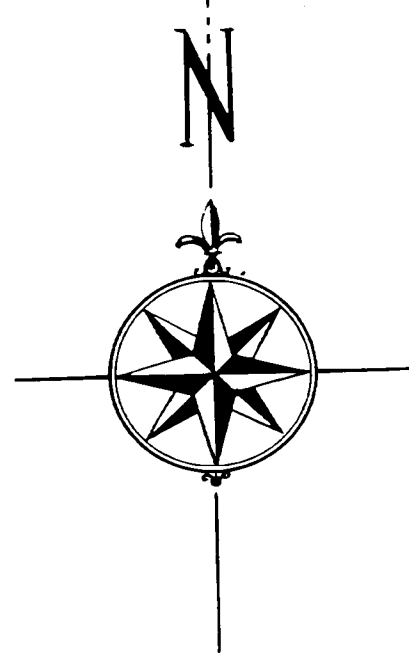
Received for record at 9:10 A.M. FEB 26 1946
at request of Lawrence G. Bowden
Phny T. Snyder, Auditor Whatcom Co., Wn.



CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM

SCALE: 1 INCH = 100 FEET.

H.W. RUTHERFORD
ENGINEER.



DESCRIPTION

This plat of "CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM," covers and includes the following described tracts of land, to-wit:-
That portion of Government Lot Four (4), Section Twenty-four (24), Township Thirty-seven (37) North, Range Two (2) East, W.M., lying westerly of the right of way of the Great Northern Railway Company, and tide lands in front thereof or abutting thereon, excepting therefrom the portion thereof heretofore conveyed to Whatcom County for road purposes, and also excepting therefrom the unplatted tract designated hereon as Tract 10 and abutting tide lands;

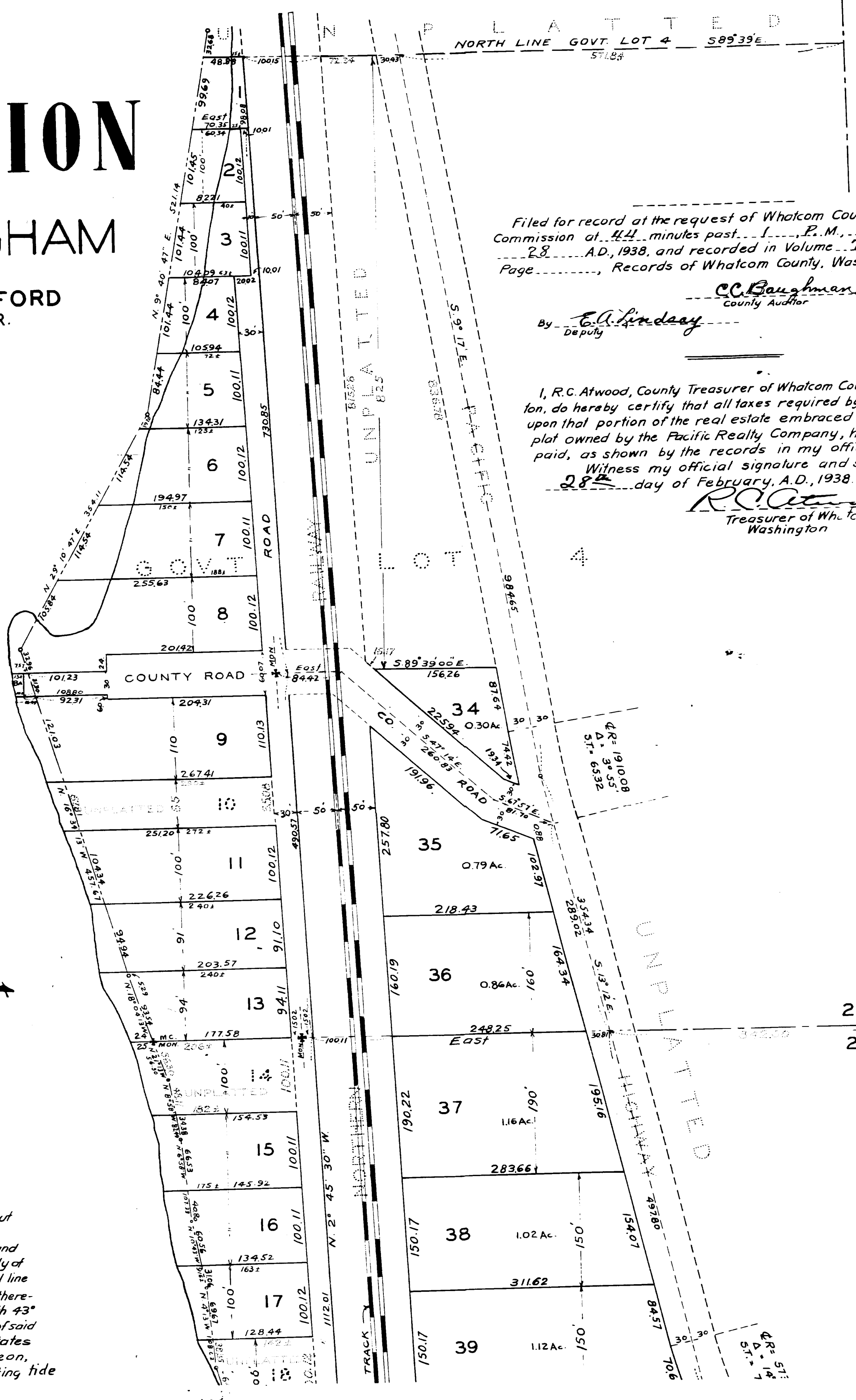
That portion of Government Lot Four (4), of said Section Twenty-four (24), lying east of a line 50 feet east of, measured at right angles thereto, and parallel with the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, and lying westerly of the Pacific Highway (Chuckanut Drive), and lying south of a line 825 feet south of, measured at right angles thereto, and parallel with the north boundary line of said Government Lot Four (4), excepting therefrom the portion thereof heretofore conveyed to Whatcom County for road purposes;

That portion of Government Lot One (1), Section Twenty-five (25), Township Thirty-seven (37) North, Range Two (2) East, W.M., lying westerly of the right of way of the Great Northern Railway Company, and tide lands in front thereof or abutting thereon, excepting therefrom the unplatted tracts designated hereon as Tracts 14, 18 and 22 and abutting tide lands;

That portion of Government Lot One (1), of said Section Twenty-five (25), lying east of a line 50 feet east of, measured at right angles thereto, and parallel or concentric with the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, and lying westerly of the Pacific Highway (Chuckanut Drive);

That portion of Government Lot Two (2), of said Section Twenty-five (25), lying westerly and northwesterly of the right of way of the Great Northern Railway Company and lying northerly of a line described as follows:- Beginning at the intersection of the northwesterly marginal line of said railway right of way with a line 2358.60 feet south of, measured at right angles thereto, and parallel with the north boundary line of said Section Twenty-five (25), thence North 43° 51' West, at right angles to said right of way marginal line (the north boundary line of said Section being considered due east and west), 181.49 feet, more or less, to the United States Government Meander Line, together with the tide lands in front thereof or abutting thereon, excepting therefrom the unplatted tracts designated hereon as Tracts 28 and 29 and abutting tide lands;

Chuckanut



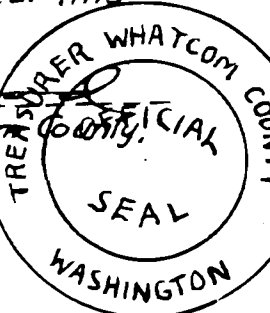
Filed for record at the request of Whatcom County Planning Commission at 4:44 minutes past 1 P.M., Feb. 28, A.D. 1938, and recorded in Volume 7 of Plats, Page 28, Records of Whatcom County, Washington.

By E. C. Lindsey
County Auditor

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 the real estate embraced within this plat owned by the Pacific Realty Company, have been fully paid, as shown by the records in my office.

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

R. C. Atwood
Treasurer of Whatcom County, Washington



For location of a triangular tract of land 24 ft wide on west + 201.42 ft on the north
on the north side of the easterly + westerly County road through
Chuckanut Add in Sec 24-37-26; also a triangular tract 6 ft wide
on west + 201.3 ft on south of above described road
see vol 34 page 149 of Com. Pr. Jan 6, 1942

For location of that part of County Road between lots 8 and 9, bounded on the west by the east
line of Lot 8 and on the east by a straight line between the southeast corner of lot 8 and the
northwest corner of Lot 9, less portion previously
See Commissioners Proceedings Vol 35, page 144, dated Jan 6, 1942

TWP 37 N. RANGE 2 E.
TWP 37 N. RANGE 3 E.
CHUCKANUT BAY

...considered due east and west), 181.49 feet, more or less, to the United States Government Meander Line; together with the tide lands in front thereof or abutting thereon, excepting therefrom the unplatted tracts designated hereon as Tracts 28 and 29 and abutting tide lands;

That portion of Government Lot Two (2), of said Section Twenty-five (25), lying easterly of a line 50 feet east of, measured at right angles thereto, and parallel or concentric with the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, and lying westerly of the Pacific Highway (Chuckanut Drive), and lying north of a line 1540.00 feet south of, measured at right angles thereto, and parallel with the north boundary line of said Section Twenty-five (25);

That portion of the southwest quarter of the northwest quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Thirty (30), Township Thirty-seven (37) North, Range Three (3) East, W.M., lying westerly of the Pacific Highway (Chuckanut Drive), and lying north of a line 1540.00 feet south of, measured at right angles thereto, and parallel with the north boundary line of Section Twenty-five (25), Township Thirty-seven (37) North, Range Two (2) East, W.M.

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

DEDICATION

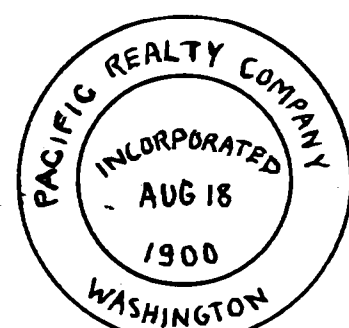
Know All Men By These Presents, that PACIFIC REALTY COMPANY, a corporation organized and existing under the laws of the State of Washington, owner in fee simple of the lands hereby platted, hereby declares this plat and dedicates to the use of the public forever all the roads shown hereon and the use 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 shown hereon.

In Witness Whereof, the said corporation has caused these presents to be executed by its Vice-president and its Assistant Secretary and has caused its corporate seal to be hereunto affixed this 25th day of February, A.D., 1938.

PACIFIC REALTY COMPANY

By *B.T. Drake*
Its Vice-president.

Attest: *Jack Templin*
Its Assistant Secretary.



ACKNOWLEDGMENT

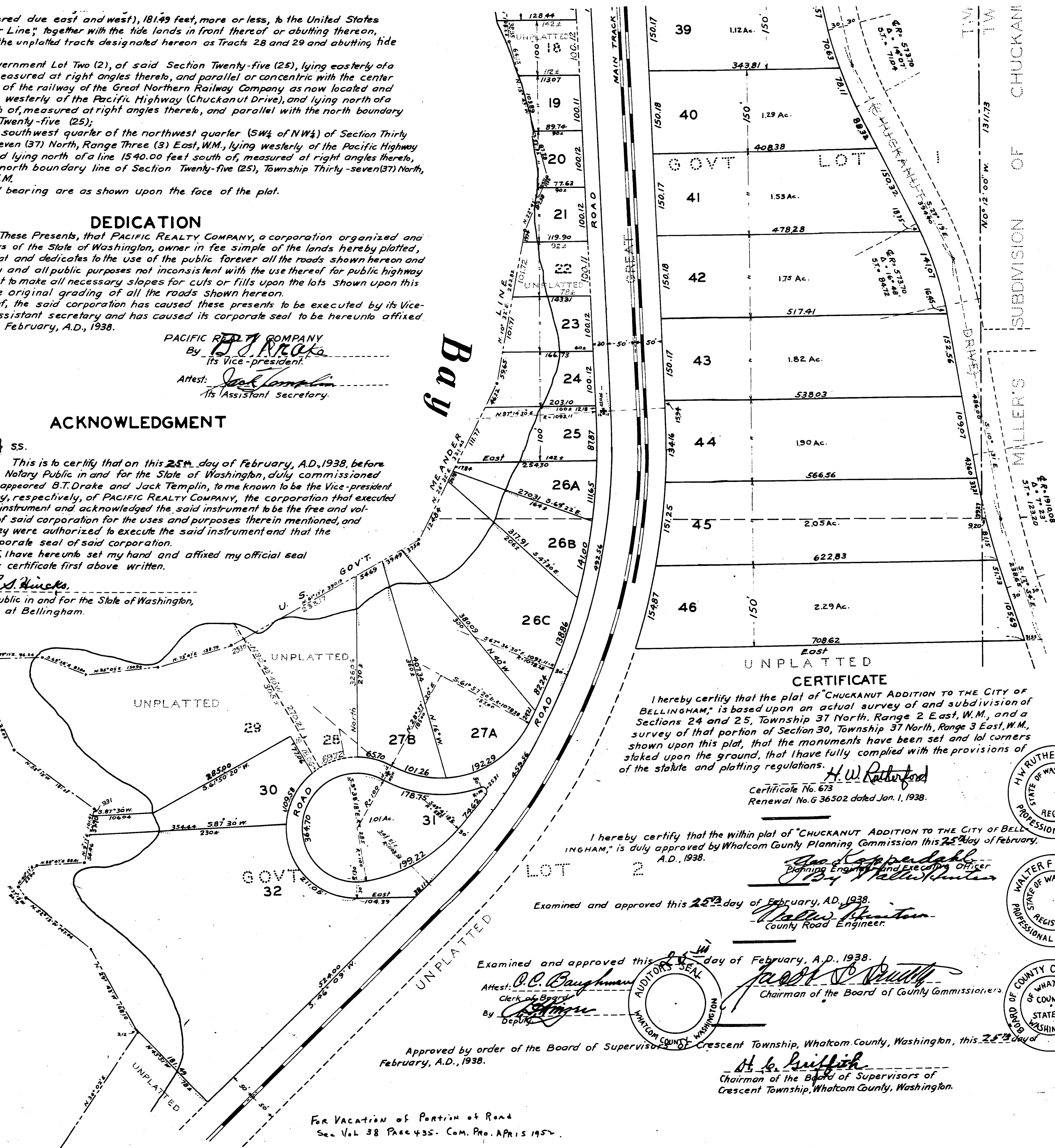
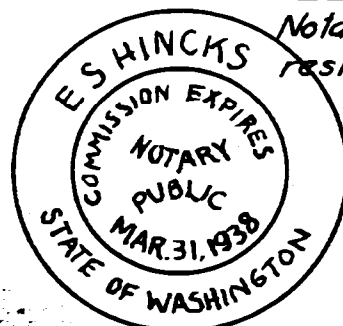
State of Washington } ss.
County of Whatcom }

This is to certify that on this 25th day of February, A.D., 1938, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared B.T. Drake and Jack Templin, to me known to be the Vice-president and Assistant Secretary, respectively, of PACIFIC REALTY 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 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.S. Hincks

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



CERTIFICATE

I hereby certify that the plat of "CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM," is based upon an actual survey of and subdivision of Sections 24 and 25, Township 37 North, Range 2 East, W.M., and a survey of that portion of Section 30, Township 37 North, Range 3 East, W.M., shown upon this plat, that the 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. G 36502 dated Jan. 1, 1938.

I hereby certify that the within plat of "CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM," is duly approved by Whatcom County Planning Commission this 25th day of February, A.D., 1938.

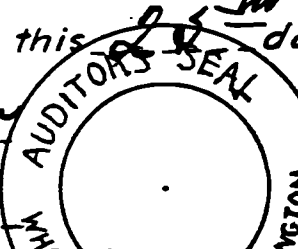
Geo. Kappeler
Planning Engineer and Executive Officer

Examined and approved this 25th day of February, A.D., 1938.

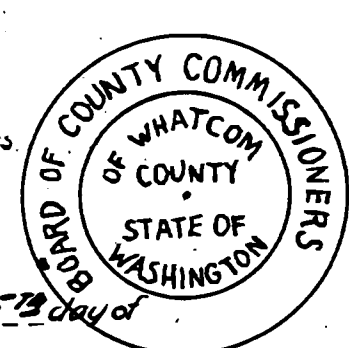
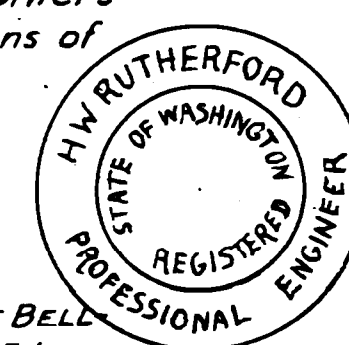
Walter F. Winters
County Road Engineer.

Examined and approved this 25th day of February, A.D., 1938.

Attest: *P.C. Bragman*
Clerk of Board
By *W. J. Winters*
Dep. Clerk



Walter F. Winters
Chairman of the Board of County Commissioners



Approved by order of the Board of Supervisors of Crescent Township, Whatcom County, Washington, this 25th day of February, A.D., 1938.

H. L. Griffith
Chairman of the Board of Supervisors of
Crescent Township, Whatcom County, Washington.

For Vacation of Portion of Road
See Vol. 38 Page 435 - Com. Pro. APR 15 1952