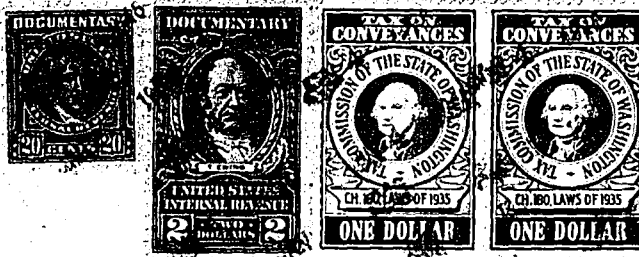


616463

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 Wm. L. McINTYRE and JULE McINTYRE, 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 Seven (7), of the Chuckanut Addition to the City of Bellingham, Division No. 4.

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. Said premises shall be used only for residential purposes as the private home of purchaser and there shall be at no time erected or placed on each lot more than one main dwelling house and one appropriate guest house except with the written consent of a majority of the owners of land in Chuckanut Addition to the City of Bellingham, Division No. 4, such majority to be determined by ownership of lots or fractions thereof accord-

ing to the original plat. The owners of Lots 1 through 9 inclusive shall be entitled to vote and each owner shall have the right to cast one vote for each lot of which he is the legal owner or a fractional vote for any portion of any of said lots of which he may be the legal owner.

2. No noxious or offensive activity shall be carried on upon said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

3. No race or nationality other than the white race shall use or occupy any dwelling on said premises, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

4. No building shall be erected or placed on said premises until the design, plans, specifications, and location thereof have been approved in writing by the grantor or assigns.

5. No building shall be erected or placed less than 15 feet from the nearest boundary of any abutting owner.

6. No dock, boat house, float or similar structure shall be erected or placed on said premises until the design, plans, specifications and location thereof have been approved in writing by a majority of the owners in Chuckanut Addition to the City of Bellingham, Division No. 4, according to the method of voting as set forth in paragraph 1 above.

7. 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, and the ground floor area of any main dwelling house shall be not less than 1,000 square feet.

8. 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.

9. 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.

10. 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.

11. It is understood and agreed that the placing of the foregoing restrictions or 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 officers thereunto duly authorized and its corporate seal to be hereunto affixed this 29th day of December, 1945.

LARRABEE REAL ESTATE COMPANY

By *J. Harold Stevenson*
Vice President

By *James E. Burton*
Treasurer



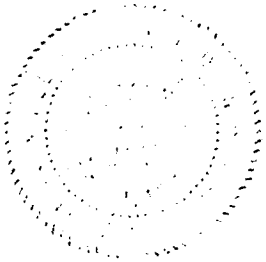
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STATE OF WASHINGTON)
) SS.
 COUNTY OF WHATCOM)

On this 29th day of December, 1945, before me, personally appeared J. HAROLD STEVENSON and JAMES ROBERTSON, to me known to be the vice 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 Pearson
 Notary Public in and for the State of
 Washington, residing at Bellingham.



Received for record at 2:29 PM FEB 5 1946
 at request of Wm. L. Mc Intyre
 Phay T. Snyder, Auditor Whatcom Co. Wa.

CHUCKANUT ADDITION

TO THE CITY OF BELLINGHAM

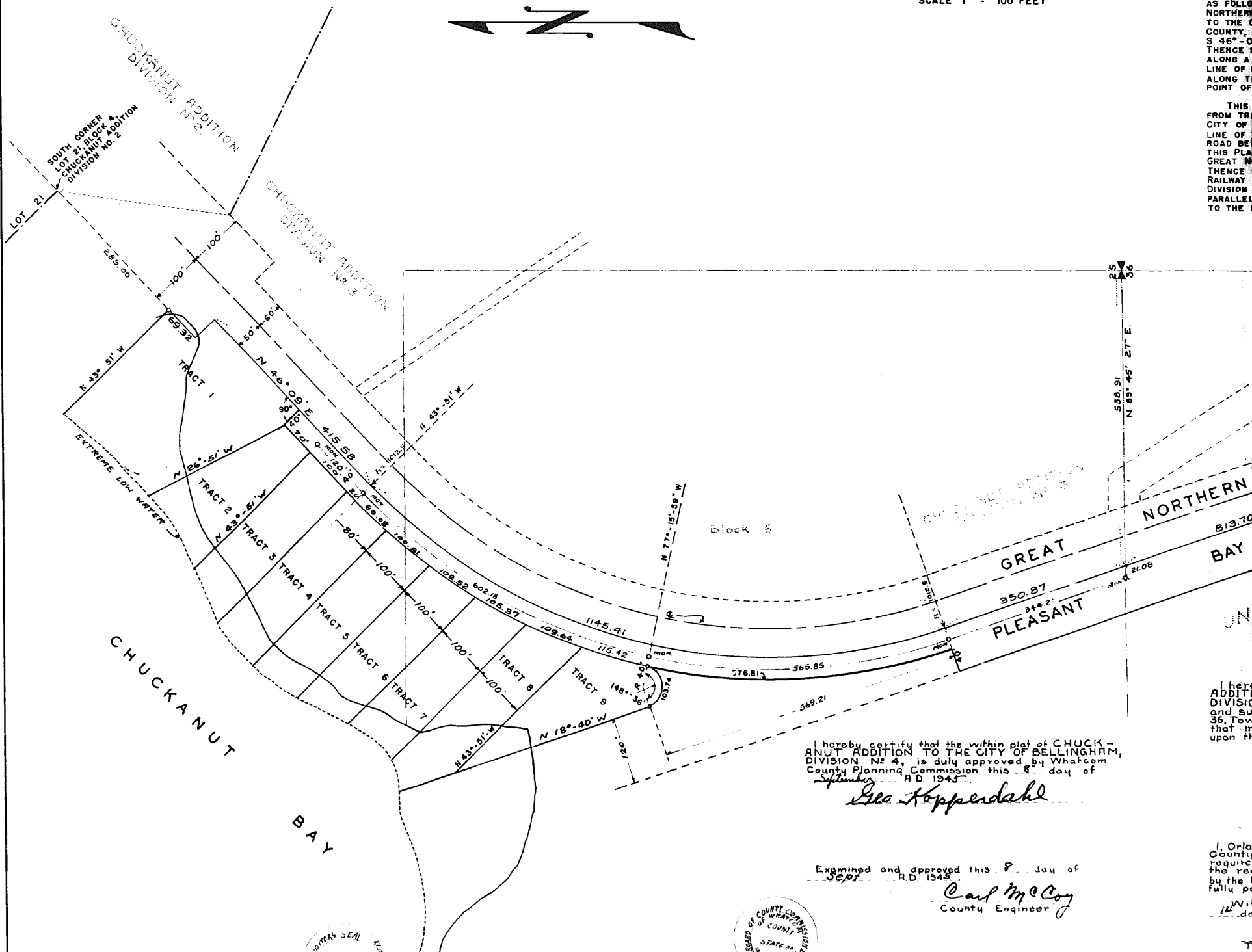
DIVISION NO. 4

SCALE 1" = 100 FEET



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I hereby certify that the within plat of CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM, DIVISION No. 4, is duly approved by Whatcom County Planning Commission this 8th day of September, A.D. 1945.

Geo. Koppendahl

Examined and approved this 8th day of September, A.D. 1945.

Carl McCoy
County Engineer

I hereby certify that the within plat of CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM, DIVISION No. 4, is duly approved by Whatcom County Planning Commission this 8th day of September, A.D. 1945.

I, Orlan County, required the road by the L fully paid With day



Filed for record at the request of Larrabee Real Estate Company at 11:25 minutes past 1:00 P.M. on September 8, 1945, and recorded in Volume 106 of Plats, page 1, Records of Whatcom County, Washington.

Deputy

County Auditor



Examined and approved this 10th day of September, A.D. 1945.

Charles E. King
Chairman of the Board of County Commissioners

Attest: *P. King J. Snyder*
Clerk of Board



Vol. 7 73

CHUCKANUT ADDITION

TO THE CITY OF BELLINGHAM

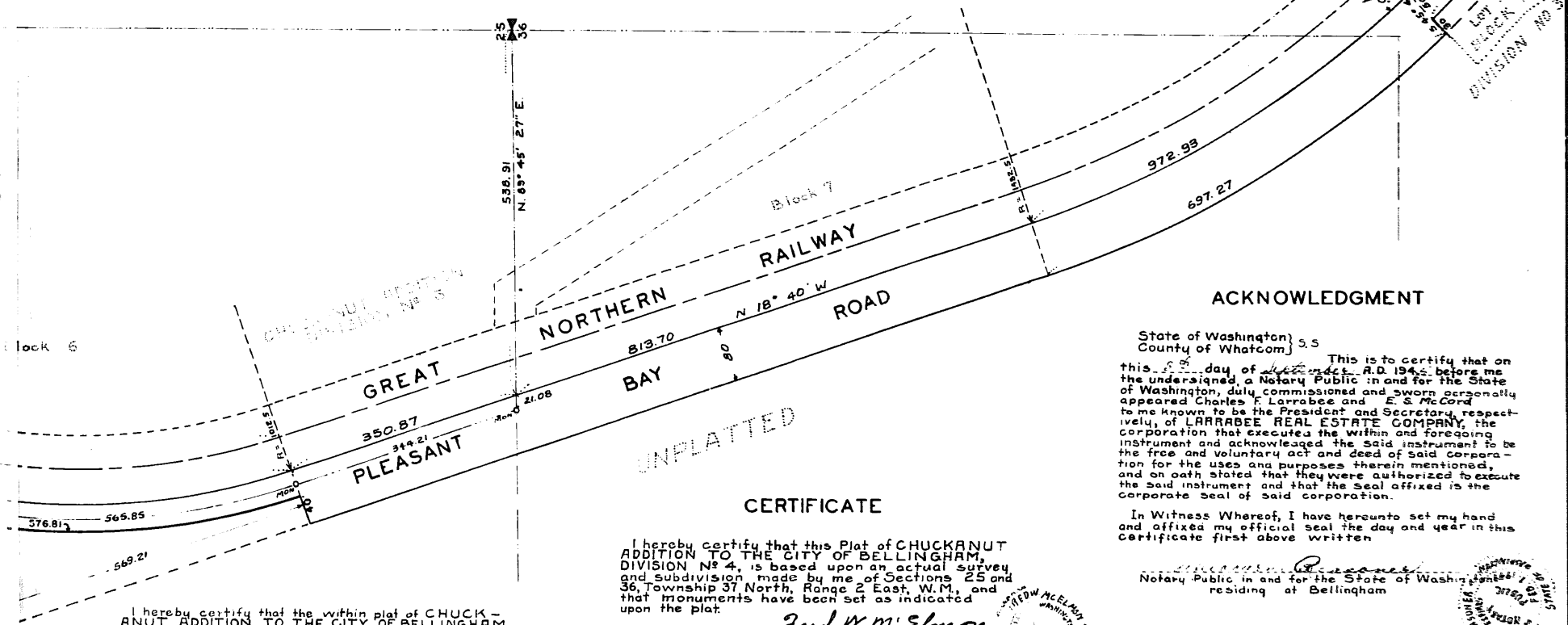
DIVISION NO. 4

SCALE 1" = 100 FEET

DESCRIPTION

THIS PLAT COVERS AND EMBRACES A TRACT OF LAND SECTION 25, T 37 N, R 2 E, W.M., LYING WESTERLY OF THE GREAT NORTHERN RAILWAY AND INCLUDING THE ABUTTING TIDE LANDS, THE SAID TRACT BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY, 289 FEET SOUTHWESTERLY OF THE SOUTH CORNER OF LOT 21, BLOCK 4, CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM, DIVISION NO. 2, FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON; THENCE S 46°-09' W 69.32 FEET; THENCE S 43°-51' E 50.00 FEET; THENCE S 46°-09' W 225.58 FEET; THENCE N 43°-51' W 40.00 FEET; THENCE S 46°-09' W 190.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1052.5 FEET 613.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A 40 FOOT RADIUS 103.74 FEET; THENCE N 18°-40' W TO THE LINE OF EXTREME LOW WATER IN CHUCKANUT BAY, WHATCOM COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG THE SAID LINE OF EXTREME LOW WATER TO A POINT WHICH BEARS NORTH 43°-51' WEST OF THE POINT OF BEGINNING; THENCE S 43°-51' E TO THE POINT OF BEGINNING.

THIS PLAT ALSO INCLUDES THE RIGHT OF WAY FOR THE PLEASANT BAY ROAD EXTENDING SOUTHERLY FROM TRACT 1 OF THIS PLAT TO COVE ROAD AS SHOWN ON THE MAP OF CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM, DIVISION NO. 3, THE EASTERLY LINE OF THE SAID ROAD BEING THE WESTERLY LINE OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY AND THE WESTERLY LINE OF THE SAID ROAD BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF TRACT 2 OF THIS PLAT, THENCE SOUTHERLY, 40 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY LINE, 1380.69 FEET; THENCE S 61°-20' W, 40 FEET; THENCE SOUTHERLY, 80 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY LINE 1861.84 FEET TO THE NORTH CORNER OF LOT 1, BLOCK 10, CHUCKANUT ADDITION, DIVISION NO. 3; THENCE N 45°-46'-05" E, 30.00 FEET; THENCE SOUTHERLY, 50 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY LINE, 321.85 FEET TO THE NORTHERLY LINE OF COVE ROAD, CHUCKANUT ADDITION, DIVISION NO. 3.



CERTIFICATE

I hereby certify that this Plat of CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM, DIVISION No 4, is based upon an actual survey and subdivision made by me of Sections 25 and 36, Township 37 North, Range 2 East, W.M., and that monuments have been set as indicated upon the plat.

Paul W. M. Elmon
Registered Professional Engineer
State of Washington

I hereby certify that the within plat of CHUCKANUT ADDITION TO THE CITY OF BELLINGHAM, DIVISION No 4, is duly approved by Whatcom County Planning Commission this 8 day of September, A.D. 1945.

Geo. Koppendahl

Examined and approved this 8 day of Sept. A.D. 1945.

Carl McCoy
County Engineer

Examined and approved this 10th day of Sept. A.D. 1945.

Charles E. King
Chairman of the Board of County Commissioners

Attest: *Philip J. Snyder*
Clerk of Board

I, Orland Iverson, 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 Larrabee Real Estate Company have been fully paid as shown by records in my office.

Witness my official signature and seal this 10 day of September, A.D. 1945.

Orland Iverson
Treasurer of Whatcom County, Washington.

ACKNOWLEDGMENT

State of Washington } ss
County of Whatcom }
This is to certify that on this 8 day of September, A.D. 1945, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Charles F. Larrabee and E. S. McCord to me known to be the President and Secretary, respectively, of LARRABEE REAL ESTATE COMPANY, the corporation that executes 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.

Charles F. Larrabee
Notary Public in and for the State of Washington
residing at Bellingham

DEDICATION

Know All Men By These Presents, that LARRABEE REAL ESTATE 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 roads and streets shown on this plat.

In Witness Whereof, the said corporation has caused these presents to be executed by its President and its Secretary, and has caused its corporate seal to be hereunto affixed this 8 day of September, A.D. 1945.

LARRABEE REAL ESTATE COMPANY
By *Charles F. Larrabee*
Its President

Attest: *E. S. McCord*
Its Secretary

