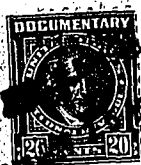


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WARRANTY DEED



VOL 321 PAGE 425

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 LESLIE M. WILKINS and DOROTHY R. WILKINS, 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 Twenty-Three (23), Block Two (2),  
"Edgemoor an Addition to the City of  
Bellingham, Division No. 2".

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.

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8. 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.

9. 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 officers thereunto duly authorized and its corporate seal to be hereunto affixed this 9<sup>th</sup> day of January, 1946.

LARRABEE REAL ESTATE COMPANY

By

J. Harold Stevenson  
Vice President

By

James Robertson  
Treasurer

STATE OF WASHINGTON )

SS.

COUNTY OF WHATCOM )

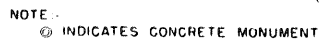
On this 9<sup>th</sup> day of January 1946, before me personally appeared J. HAROLD STEVENSON and JAMES ROBERTSON, to me known to be the Vice President and Treasurer, respectively, of LARRABEE REAL ESTATE COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged the 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.

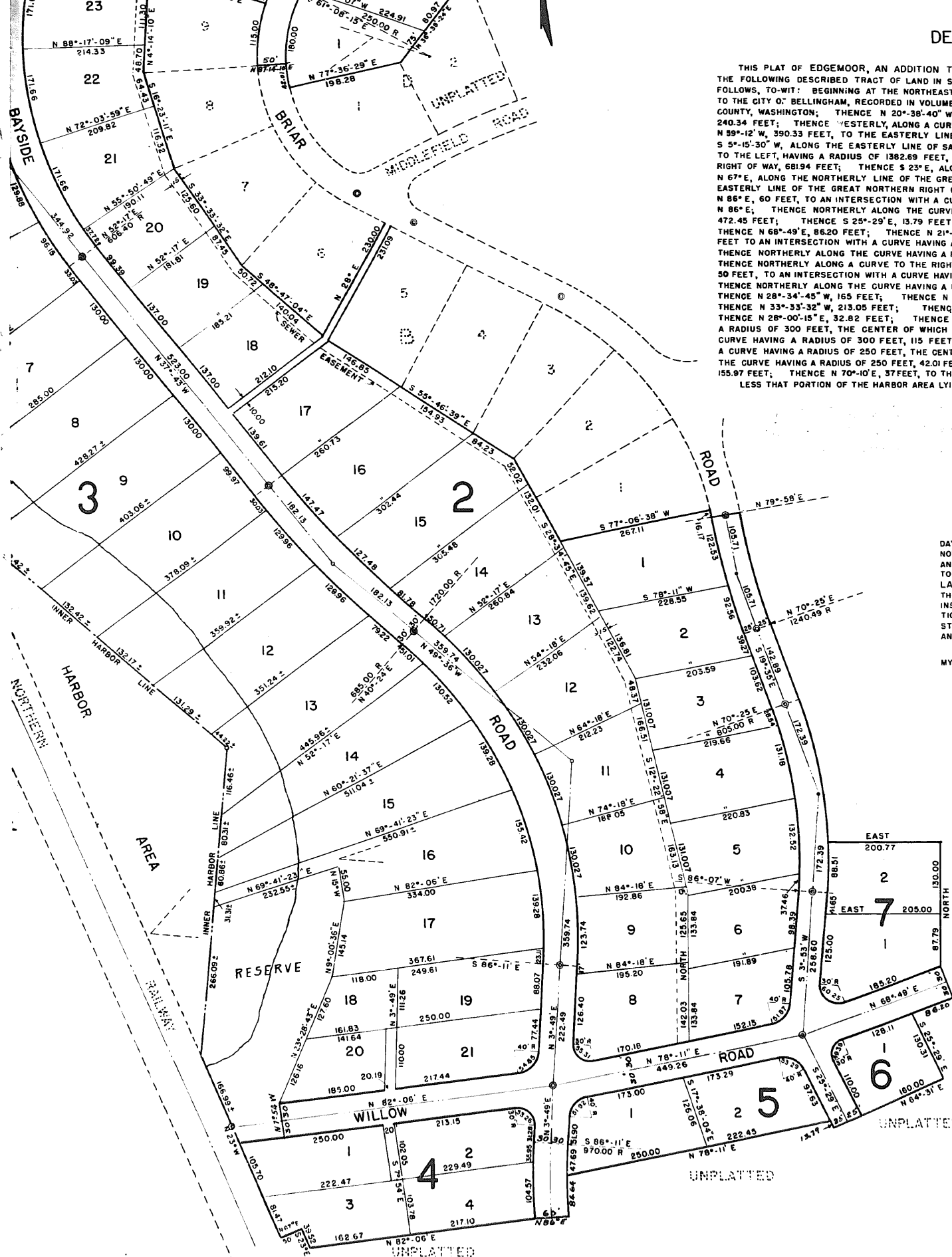
Melbourne Beason  
Notary Public in and for the State of  
Washington, residing at Bellingham.

Received for record at 11:02 AM JAN 19 1946  
at request of Leslie M. Shilkins  
Payor T. Snijder, Auditor Whatcom Co., Wn.

SCALE 1" = 100 FEET



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THIS PLAT OF EDGEMOOR, AN ADDITION TO THE CITY OF BELLINGHAM, DIVISION NO. 2, COVERS AND INCLUDES THE FOLLOWING DESCRIBED TRACT OF LAND IN SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF UNPLATTED LOT 2, BLOCK D, OF EDGEMOOR, AN ADDITION TO THE CITY OF BELLINGHAM, RECORDED IN VOLUME 7 OF PLATS, PAGES 49 AND 50 IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON; THENCE N 20°-36'-40" W, 308.91 FEET; THENCE N 12°-07' E, 60 FEET; THENCE N 77°-53' W, 240.34 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 415.27 FEET, 516.78 FEET; THENCE N 59°-12' W, 390.33 FEET, TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY; THENCE S 5°-15'-30" W, ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, 365.53 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1382.69 FEET, SAID CURVE BEING THE EASTERLY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, 681.94 FEET; THENCE S 23° E, ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, 1756.89 FEET; THENCE N 67° E, ALONG THE NORTHERLY LINE OF THE GREAT NORTHERN RIGHT OF WAY, 50 FEET; THENCE S 23° E, ALONG THE EASTERLY LINE OF THE GREAT NORTHERN RIGHT OF WAY, 39.52 FEET; THENCE N 82°-06' E, 378.77 FEET; THENCE N 86° E, 60 FEET, TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 970 FEET, THE CENTER OF WHICH CURVE BEARS N 86° E; THENCE NORTHERLY ALONG THE CURVE HAVING A RADIUS OF 970 FEET, 84.64 FEET; THENCE N 78°-11' E, 472.45 FEET; THENCE S 25°-29' E, 13.79 FEET; THENCE N 64°-31' E, 210 FEET; THENCE N 25°-29' W, 130.31 FEET; THENCE N 25°-29' W, 130.31 FEET; THENCE NORTH, 217.79 FEET; THENCE WEST, 200.77 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 855 FEET, THE CENTER OF WHICH CURVE BEARS S 87°-57'-08" W; THENCE NORTHERLY ALONG THE CURVE HAVING A RADIUS OF 855 FEET, 206.77 FEET; THENCE S 79°-58' W, 142.89 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 525 FEET, 206.77 FEET; THENCE S 79°-58' W, 50 FEET, TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 525 FEET, THE CENTER OF WHICH CURVE BEARS S 79°-58' W; THENCE NORTHERLY ALONG THE CURVE HAVING A RADIUS OF 525 FEET, 16.17 FEET; THENCE S 77°-06'-38" W, 267.11 FEET; THENCE N 28°-34'-45" W, 165 FEET; THENCE N 55°-46'-39" W, 396.01 FEET; THENCE N 48°-47'-04" W, 190.76 FEET; THENCE N 33°-33'-32" W, 213.05 FEET; THENCE N 16°-23'-11" W, 180.75 FEET; THENCE N 4°-14'-10" E, 160 FEET; THENCE N 28°-00'-15" E, 32.82 FEET; THENCE S 70°-48'-02" E, 200 FEET, TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 300 FEET, THE CENTER OF WHICH CURVE BEARS S 70°-48'-02" E; THENCE SOUTHERLY ALONG THE CURVE HAVING A RADIUS OF 300 FEET, 115 FEET; THENCE N 87°-14'-10" E, 50 FEET, TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 250 FEET, THE CENTER OF WHICH CURVE BEARS N 87°-14'-10" E; THENCE SOUTHERLY ALONG THE CURVE HAVING A RADIUS OF 250 FEET, 42.01 FEET; THENCE N 77°-36'-29" E, 198.28 FEET; THENCE N 36°-38'-24" E, 155.97 FEET; THENCE N 70°-10' E, 37 FEET, TO THE POINT OF BEGINNING.

LESS THAT PORTION OF THE HARBOR AREA LYING EASTERLY OF THE GREAT NORTHERN RAILWAY.

## ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF WHATCOM S.S.

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF November, 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 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 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 ALLEYS 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 25th DAY OF November, A.D. 1945.

LARRABEE REAL ESTATE COMPANY

By *Charles F. Larrabee*  
ITS PRESIDENT

ATTEST *E.S. McCord*  
ITS SECRETARY



## CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EDGEMOOR ADDITION TO THE CITY OF BELLINGHAM, DIVISION NO. 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION MADE BY ME OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M. AND THAT MONUMENTS HAVE BEEN SET AS INDICATED UPON THE PLAT

*Fred W. McShane*  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF WASHINGTON



FILED FOR RECORD AT THE REQUEST OF THE LARRABEE REAL ESTATE COMPANY  
AT 3:40 MINUTES PAST 11 A.M. AD 1945  
AND RECORDED IN VOLUME 7 OF PLATS, PAGE 49 RECORDS OF  
WHATCOM COUNTY, WASHINGTON

DEPUTY *A. J. Lane* COUNTY AUDITOR *May J. Snyder*

