

No. 391157 Donna Hawkins Trammel et al To Robert H. Follis et ux War. Deed

The Grantors Donna Hawkins Trammel and J. A. Trammel, her husband, and O. C. Scudder and Ella N. Scudder, his wife, for and in consideration of Ten Dollars and other valuable consideration (\$10.00) in hand paid, convey and warrant to Robert H. Follis and Zelma Follis his wife, the following described real estate, situated in the County of Whatcom, State of Washington:

Tract Three (3), according to the map of "Scudder's WestView Addition to Bellingham."  
Filed for record June 25, 1930.

The within described property sold on the express covenant that it shall never be sold to, or occupied by a negro or any person of African, Chinese or Japanese descent.

The following restrictions as to use shall apply until January 1st, 1936, after which date they shall be of no affect;

Structures for residence purposes shall contain at least three living rooms, cover not less than 500 square feet ground area, shall be of substantial construction and exteriors of all buildings shall be completed and painted or otherwise suitably finished according to type of construction, within ninety days from date construction is started. No tar paper

or corrugated iron finish buildings shall be permitted on said property, and no building of any sort shall be constructed closer than 50 feet from the line of Vining Street. At least fifty living trees now on the property shall be saved, cared for and kept alive, saving death and injury from natural causes.

Any violation of said covenants, or any of them, may be restrained by injunction sought in any court of competent jurisdiction by any owner of any part of West View Addition.

Subject further to the reservation by the State of Washington of all oil, gas, ores, coal, minerals and fossils.

Dated this 23rd day of December, A. D. 1930.

Donna Hawkins Trammel  
J. A. Trammel  
O. C. Scudder  
Ella N. Scudder

\_\_\_\_\_  
(Seal)  
(Seal)

State of Washington:  
County of Whatcom : ss

On this 24 day of December, A. D. 1930, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Donna Hawkins Trammel and J. A. Trammel, her husband, and O. C. Scudder and Ella N. Scudder, his wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

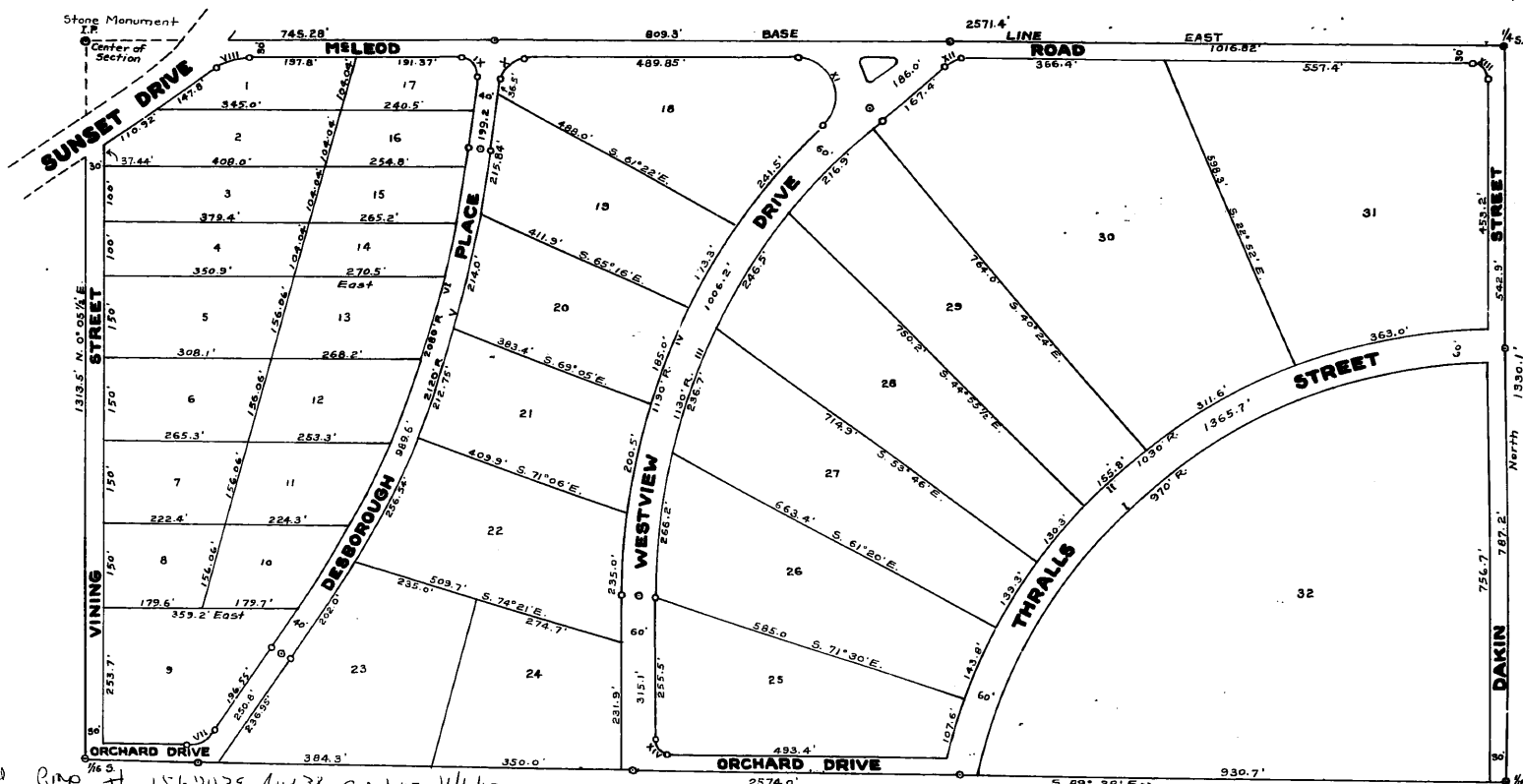
##### S. T. Hankins, Notary Public in and for the  
"S. T. Hankins, Notary Public" State of Washington, residing at Bellingham  
"Commission expires July 22, 1933"  
" State of Washington"  
#####

Received for record at 2:30 P. M. Jan. 2, A. D. 1931, and recorded at request of Whatcom Co. Abst. Co. G. P. Kincaid, Co. Auditor of Whatcom Co. Wash.

COMPARED { Jw  
JSC  
H

# SCUDDER'S TO WESTVIEW ADDITION TO BELLINGHAM

SCALE 150' = 1"



## DEDICATION

**KNOW ALL MEN BY THESE PRESENTS** that O.C. Scudder and Ella N. Scudder, his wife, J.A. Trammel and Donna Hawkins Trammel, his wife, Owners in fee-simple of all the real estate described in the within plat, hereby execute and file this plat, the same to be known as "SCUDDER'S WESTVIEW ADDITION TO BELLINGHAM"

The real estate embraced within this plat is located in Whatcom County, Washington, and embraces all of the north half (1/2) of the southeast quarter (1/4) of Section Sixteen (16), Township Thirty-eight (38) North; Range Three (3) East, W.M. except that portion of above described tract of land lying northwesterly of the southeasterly line of Sunset Drive, or Mount Baker Highway.

The initial point of the survey of this plat is the copper point in the top surface of the Stone monument marking the center of said Section Sixteen. The Base Line for the survey of this plat is the East and West Center line of said Section Sixteen (16), Township Thirty-eight (38) North; Range Three (3) East, W.M. except that portion of above described tract of land lying northwesterly of the southeasterly line of Sunset Drive, or Mount Baker Highway. Said Base Line is 2571.4 feet long and is assumed to be an east and west line upon this plat, and all courses of lines upon this plat are in angular relationship to said base line. McLeod Road, Dakin Street, Vining Street and Orchard Drive upon this plat are each 30 feet wide, Westview Drive and Thralls Street are each 60 feet wide, Desborough Place is 40 feet wide.

All streets, drives and other highways shown upon this plat, and within the boundary lines thereof, are hereby dedicated to the public as public highways.

Stone, concrete and iron monuments are set at points indicated thus @ upon this plat.

## RESERVATIONS

The following reservations are made by the State of Washington in conveying this property:—"The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, all oils, gases, ores, coal, minerals and fossils, of every name, kind or description, and which may be in and upon said lands above described, or any part thereof, and the right to explore the same for such oil, gases, coal, ores, minerals and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, the right to enter by itself, its agents, attorneys and servants upon said lands or any part thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and further reserves the right to erect, construct, maintain and use all such buildings, machinery, roads and railroads, and to occupy as much of said land as may be necessary or convenient for the purpose of the successful prosecution of such mining business, provided, that no rights shall be exercised under this reservation by the State, until provision has been made to pay to the owner of the land upon which the rights herein reserved to the State, or sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land.

WITNESS our hands and seals this 21st day of June, A.D. 1930.

O. C. SCUDDER  
ELLA N. SCUDDER  
J. A. TRAMMEL  
DONNA HAWKINS TRAMMEL

I, E. C. Lyle, hereby certify that I personally made the survey of this plat, and that all concrete, stone and other monuments shown upon this plat have been set, and that the distances, angles and other data shown upon this plat are correct.

E. C. LYLE  
Civil Engineer

File #382421  
STATE OF WASHINGTON } 55.  
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 O.C. Scudder and J.A. Trammel on the 25 day of June A.D. 1930 at 2:30 o'clock P.M. and that it is recorded in Volume 7 of Plats, at Page 23 of the records of said county.

G. P. KINCAID  
Auditor and Recorder of  
Whatcom County, Washington.

I, D.C. Wise, Deputy City Treasurer of the City of Bellingham, Whatcom County, Washington, do hereby certify that all Local Improvements and Assessments, which have been levied and become chargeable against the property embraced within this plat have been fully paid, and that I am the Officer in Charge of the Collection of all such Assessments levied by the City of Bellingham, and further certify that all such Assessments assessed against the property in this Plat, which under said Plat becomes Streets, Alleys and other public places, have been paid in full.

WITNESS my official signature and seal this 25th day of June, A.D. 1930.

D. C. WISE  
Deputy City Treasurer,  
City of Bellingham,  
Washington.

The City of Bellingham  
Washington  
Corporate  
Seal

I, Pliny T. Snyder, County Treasurer of Whatcom County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the property embraced within this plat, including the year 1928, have been fully paid, and that I am the officer in charge of the collection of special assessments levied by said County of Whatcom on all the lands embraced in this plat, and that all delinquent special assessments for which the property embraced within 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, alleys and other public places, have been paid.

WITNESS my official signature and seal this 25th day of June A.D. 1930.

PLINY T. SNYDER  
Acting County Treasurer of  
Whatcom County, Washington.

Treasurer  
Whatcom  
County  
Washington  
Official  
Seal

STATE OF WASHINGTON } S.S.  
COUNTY OF WHATCOM }

On this 21st day of June A.D. 1930, before me personally appeared O.C. Scudder and Ella N. Scudder, his wife, and J.A. Trammel and Donna Hawkins Trammel, his wife, to me known to be the individuals described in, and who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S. T. HANKINS  
Notary Public in and for  
the State of Washington,  
Residing at Bellingham,  
Washington.

S. T. HANKINS  
Notary Public  
State of  
Washington.  
Commission  
Expires  
July 1931

APPROVED by Order of the City Council of the City of Bellingham, Washington by an Order made and entered on this 23rd day of June A.D. 1930.

WITNESS our official signatures and the seal of the City of Bellingham, Washington, this 24th day of June A.D. 1930.

JOHN A. KELLOGG  
Mayor of the City of  
Bellingham, Washington.

J. HAROLD STEVENSON  
Comptroller of the City of  
Bellingham, Washington.

The City of Bellingham  
Washington  
Corporate  
Seal

Curve	Radius	Beg. of Curve	End of Curve	Center of Curve	Curve	Radius	Beg. of Curve	End of Curve	Center of Curve
I	970.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	IX	30.0	South 68.3° East 64.8	718.10	60.0 686.37
II	1280.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	X	40.0	South 73.6° East 64.8	756.37	70.0 756.47
III	1130.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	XI	70.0	South 128.3° East 150.28	1335.02	100.0 1286.32
IV	1190.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	XII	60.0	South 158.3° East 44.27	1548.78	80.0 1587.59
V	2120.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	XIII	30.0	South 254.1° East 60.0	2541.4	60.0 2541.4
VI	2080.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	XIV	30.0	South 126.6° East 103.0	1062.8	1260.0 1062.8
VII	60.0	South 73.2° East 2841.4	South 133.3° East 1610.7	1542.92 2535.66	Center of Section, Initial Point				0.0 0.0
VIII	100.0	South 297.2° East 46.64	South 297.2° East 46.64	243.34 130.0 297.2	East 1/4 Corner, End of Base Line				0.0 2871.4