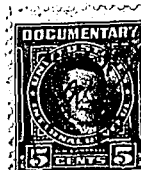
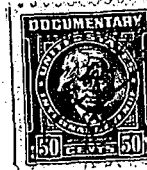




WARRANTY DEED



THE GRANTORS, CCC. BAUGHMAN AND MARJORIE E. BAUGHMAN, husband and wife now and at all times since acquiring title to the herein-after described real estate, of Whatcom County, Washington, for and in consideration of the sum of ONE DOLLAR and other good and valuable considerations in hand paid, convey and warrant to CHARLES D. TENAGLIA AND OTILIA TENAGLIA, husband and wife, the following described real estate situated in Whatcom County, Washington, to-wit::

A tract of land situated in Government Lot 2, Section 32, Township 38 North, Range 4 East of W.M., to be known as Lot 2, Block 2 of the proposed Plat of Sunnyside Park, described as follows: Commencing at an iron pipe monument on the Easterly line of the County Road 1499 85 feet South and 1605.46 feet East of the Northwest corner of said Section 32, thence North $46^{\circ} 29'$ East 1800 feet more or less to the South line of a 60 ft right-of-way to be known as Homestead Way, thence Easterly along the Southerly line of said right-of-way to a point at right angles to the last above described line extended Northeasterly and 100 ft distant therefrom, thence South $46^{\circ} 29'$ West parallel with the Westerly line of said tract and 100 ft distant therefrom 225 ft more or less to an iron pipe monument on the Easterly line of said County road, thence North $43^{\circ} 27'$ West 100 ft along the Easterly line of said County road to the point of beginning.

Also, the uplands in Lot 2, Block 11 of proposed plat of Sunnyside Park in Government Lot 2, Section 32, Township 38 North, Range 4 East of W.M. described as follows: Beginning at a point on the Southwesterly line of the Northern Pacific Railway Company's right-of-way South $46^{\circ} 29'$ West 80 feet more or less from the Southeast corner of Lot 2, Block 2 above described, thence South $43^{\circ} 30'$ East along the Westerly line of the railway right-of-way 80 ft to a point, thence Southwesterly at right angles to the Railway right-of-way to the high water line, thence Northwesterly along the high water line to a point South $46^{\circ} 29'$ West of the point of beginning, thence North $46^{\circ} 29'$ East to the point of beginning.

SUBJECT to the following RESTRICTIVE COVENANTS:

(1) All lots shall be known and described as residential lots, except Lot I, Block I, Lot I, Block 2 and Lot II, Block 3, which are restricted to commercial use.

(2) No residential lot, except Lot I9, Block 2, and Lots 6 and II, Block 3, shall be re-subdivided to form narrower building plots.

(3) In Block 2, no building shall be erected on any residential lot nearer than fifty feet to County Road #148, nor nearer than fifteen feet to any side lot or plot line.

(4) Use or occupancy of all lots confined to members of the white or Caucasian race.

(5) No business, nor noxious or offensive trade shall be carried on upon any residential lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, nor shall advertising signs or billboards be permitted thereon, nor shall any lot in Block 2 be used as a borrow pit of any kind.

(6) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1967.

(7) If the parties hereto, or any of them, or their heirs or assigns, shall violate, or attempt to violate, any of the covenants or restrictions herein before January 1, 1967, it shall be lawful for any person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violation or attempting to violate any such covenant or restriction, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

There is also conveyed to the grantees hereby an easement for the use of a 60-foot roadway known as Homestead Way, shown upon plat prepared by the grantors, for the purpose of ingress and egress to and from said property.

DATED this 28th day of January, 1944.

C. C. Baughman
Marjorie E. Baughman

STATE OF WASHINGTON)

SS:

COUNTY OF SKAGIT)

THIS CERTIFIES THAT on this 28th day of January, 1944, personally appeared before me C.C. Baughman and Marjorie E. Baughman, husband and 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, freely and voluntarily, for the uses and purposes therein mentioned.

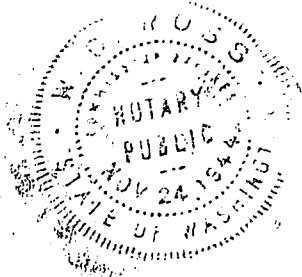
Given under my hand and official seal the day and year in this certificate first above written.

C. C. Baughman

NOTARY PUBLIC in and for the State
 of Washington, residing at Concrete.

2.

Received for record at 9:00 AM JAN 31 1944
 at request of *Bellingham Abilard Company*
 Percy T. Snyder, Auditor Whatcom Co., Wa.



MAP OF SUNNYSIDE ON LAKE WHATCOM

SCALE 100 ft. TO AN INCH
Jan 12 1889

HORNE & SUPPLES. C.E.'s



Lake

Lake

Street

Whatcom

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we Thomas J. Smith & Susan B. Smith his wife owners of lot 3 Sec 32 Town 38 North Range 4 East of Willamette Meridian containing 37.20 Acres more or less according to official map of Survey, have platted the same into lots & streets according to this map.

Dedicating the streets forever to the public and also entitle the same to be known hereafter as Sunnyside on Lake Whatcom

In Witness Whereof we hereunto set our hands and seals in duplicate this twelfth day of Jan. eighteen hundred eighty nine A.D.

Witnessed by
C.M. Kellogg
H.C. Cowdeng

T.J. Smith
Susan B. Smith

Territory of Washington
County of Whatcom

On this fourteenth day of January 1889 personally came T.J. Smith and Susan B. Smith his wife the same being known to me as the identical persons described in and who executed the annexed plat of Sunnyside on Lake 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 above written

C. M. Kellogg

NOTARY PUBLIC



No 2355
TERRITORY OF WASHINGTON } S.S.
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.J. Smith January 14th A.D. 1889 at 4 P.M. and that it is recorded in volume 1 of Town Plats page of the records of said County January 14 1889

Hugh Eldridge
AUDITOR AND RECORDER OF WHATCOM COUNTY WASHINGTON TERRITORY

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