

660654

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 considerations to it in hand paid by HERMAN WILDERMUTH and RHODA MAY WILDERMUTH, 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 17, Block 2 "Viewcrest an addition to the City of Bellingham, Whatcom County, Washington" as per the map thereof, recorded in Book 8 of plats, page 5 in the Auditor's office of said county and state.

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 that the minimum cost of any dwelling erected or placed upon the above described property shall be \$6,000.00.

4 3. 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.

5 4. Grantee for himself, his heirs and assigns agrees that said premises are to be used only for single detached private residential purposes and that said premises shall not be subdivided. #

6 5. 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.

7 6. 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.

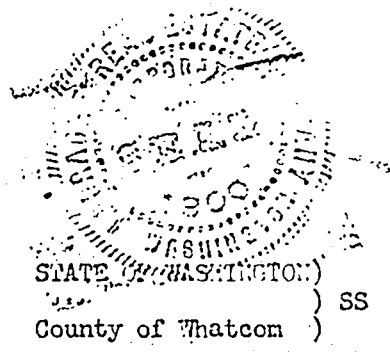
7 6. Grantee for himself, his heirs and assigns agrees that until such time as a sewer system may be installed serving the premises herein described, the grantee shall install a septic tank for the disposal of sewage, said septic tank to conform to all of the rules and regulations of the State Department of Health.

9 8. 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.

9. 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.

10. It is understood and agreed that the placing of the foregoing restrictions 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 24th day of May, 1948.



LARRABEE REAL ESTATE COMPANY  
BY J. Harold Stevenson Vice-President  
BY James Robertson Treasurer

On this 24th day of May 1948 before me personally appeared J. HAROLD STEVENSON and JAMES ROBERTSON, to be known to me 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 the said corporation.

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



Marjorie Ashley Shire  
Notary Public in and for the  
State of Washington, Re-  
siding at Bellingham.

Received for record at 11:47 AM JUN 7 1948  
at request of J. L. Dawson  
Will D. Pratt, Auditor Whatcom Co., Wash.

# VIEWCREST

AN ADDITION TO THE  
CITY OF BELLINGHAM  
WHATCOM COUNTY

WASHINGTON

SCALE 1"=100'

I hereby certify that the within plat of  
VIEWCREST, an addition to the City of  
Bellingham, is duly approved by the Bell-  
ingham City Planning Commission this  
16 day of July A.D. 1947

*Se Roland*  
CHAIRMAN

Note:

© Indicates Concrete Monument

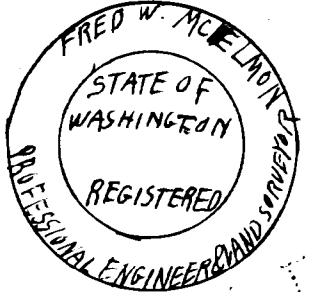
I, George F. Meixner, Treasurer of the City of Bellingham,  
Whatcom County, Washington, do hereby certify that I am  
the officer in charge of the collection of special assess-  
ments levied by the said City of Bellingham on all land  
embraced in this plat and that all delinquent special assess-  
ments for which the property embraced in 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. JULY 21, 1947.

*George F. Meixner*  
Treasurer of the City of Bellingham, Washington.

## CERTIFICATE & DESCRIPTION

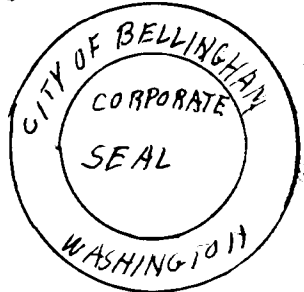
I, Fred W. McElmon, do hereby certify that this  
Plat of VIEWCREST, an Addition to the City of  
Bellingham, Whatcom County, Washington, is  
based on an actual survey made by me of Sec-  
tion 12, Township 37 North, Range 2 East, W.M.;  
that the area covered and embraced in this Plat  
and its location with respect to the subdivisions  
of Section 12 are as shown by courses and dis-  
tances; that Lot, Block, and Street dimensions  
are fully shown; and that monuments have  
been placed as shown on this Plat.

*Fred W. McElmon*  
Registered Professional Engineer



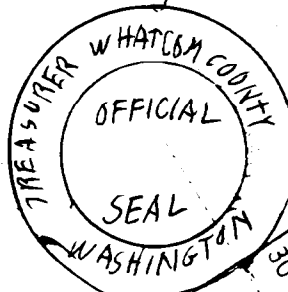
Approved by the Mayor and City Council of Bellingham  
by resolution this 21 day of July A.D. 1947

Attest *W. H. H. H. H.*  
City Clerk



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 and all  
delinquent assessments have been  
fully paid as shown by records in my office.  
Witness my official seal this 16 day of  
July A.D. 1947

*Orland Iverson*  
Treasurer of Whatcom County  
Washington



## DEDICATION

Know all men by these presents that LARRABEE REAL  
ESTATE COMPANY, a corporation organized and exist-  
ing 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 16 day of July A.D. 1947

LARRABEE REAL ESTATE COMPANY

BY *Charles F. Larrabee*

ATTEST *Ernest P. ...*

## ACKNOWLEDGMENT

State of Washington S.S.  
County of Whatcom

This is to certify that on this  
16 day of July A.D. 1947 before me the undersig-  
ned, a notary public in and for the State of Washington,  
duly commissioned and sworn, personally appeared  
Charles F. Larrabee and E. S. Mc Cord, to me known  
to be the President and Secretary, respectively, of  
LARRABEE REAL ESTATE COMPANY, the corpor-  
ation that executed the within and foregoing inst-  
rument and acknowledged the said instrument to  
be the free and voluntary act and deed of said cor-  
poration for the uses and purposes therein men-  
tioned, 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.

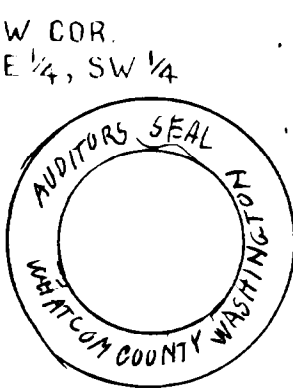
In witness whereof, I have hereun-  
to set my hand and affixed my official  
seal the day and year in this certi-  
ficate first above written.

*Marjorie A. ...*  
Notary Public in and for the State of Washington  
Residing at Bellingham

Filed for record at the request of the Larrabee Real Estate Company  
at 40 minutes past 1 P. M. July 21 A.D. 1947 and recorded in  
Volume 8 of Plots, page 5 Records of Whatcom County Washington.

Deputy

*...*  
County Auditor



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