

No. 468015. Pacific Realty Company TO Joyce M. Weber War. Deed.

THIS INDENTURE WITNESSETH, That PACIFIC REALTY 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 JOYCE M. WEBER, 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:

Tract 18 of the unrecorded plat of Yacht Club Tracts, more particularly described as follows, to-wit:

The south 100 feet of the north 500 feet of that portion of Government Lot 1, Section 25, Township 37 North, Range 2 East, W.M., lying westerly of a line 30 feet westerly of and parallel with the westerly marginal line of the Great Northern Railroad Company's right of way, together with all tide lands in front of or abutting thereon.

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 said property shall not be owned or occupied by any person other than one of the white race; that said property shall be used only for suburban residential or agricultural purposes as the private home and private business of purchaser, and that there shall be at no time erected or placed upon said premises more than one dwelling house except with the written consent of the grantor or assigns, and the grantee shall install a septic tank for the disposal of sewerage.

2. 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.

3. 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 president thereunto duly authorized and its corporate seal to be hereunto affixed and attested by its secretary this 9th day of October 1936.

"Pacific Realty Company"	
"Incorporated Aug. 18, 1900"	
"Washington."	

*****	Pacific Realty Company
*****	By Frances P. Larrabee
*****	President
*****	ATTEST: Charles F. Larrabee
"50¢ I R Stamp attached & canceled"	Secretary

"50¢ S C T Stamp attached & canceled"	

STATE OF WASHINGTON }
County of Whatcom } ss

On this 9th day of October, 1936, before me personally appeared Frances P. Larrabee and Charles F. Larrabee, to me known to be the President and Secretary, respectively, of PACIFIC REALTY 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.

"John Templin, Jr., Notary Public"	
"Commission expires July 5, 1940"	
"State of Washington"	

*****	John Templin, Jr., Notary Public in and for the
*****	State of Washington, residing at Bellingham.

Received for Record at 1:40 P M Oct 28, A D 1936 and recorded at request of Mrs. William Scott. _____, County Auditor, Whatcom Co. Wn.

COMPARED }
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