

**When recorded return to:**  
James Chasson and Susan Chasson  
1268 Arrezo Drive  
Sedro Woolley, WA 98284



8/10/2011 Page 1 of 4 1:55PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013422

**CHICAGO TITLE**  
620013422

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Keith H. Meyer and Mary Anne Meyer, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James R. Chasson and Susan R. Chasson, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal:

Lot(s): PTN TRACTS 15 AND 16 5 ACRE PARCEL SUBDIVISION NO. 132-78

Tax Parcel Number(s): P50048, 360426-2-006-1515

Subject to: Covenants, conditions, restrictions and easements of record

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 15, 2011

\_\_\_\_\_  
Keith H. Meyer

\_\_\_\_\_  
Mary Anne Meyer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2415  
AUG 10 2011

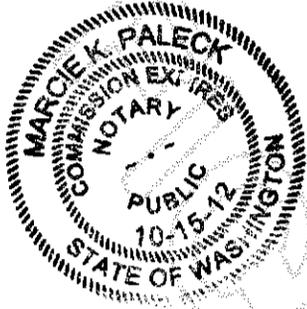
Amount Paid \$5006.80  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that  
KEITH H. MEYER AND MARY ANNE MEYER  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: July 15 2011



Marciek Paleck  
Name: MARCIEK PALECK  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15 2012



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P50048 and 360426-2-006-1515**

---

**PARCEL A:**

Tract 15 of that certain 5 ACRE PARCEL SUBDIVISION NO. 132-78, entitled Prairie Lane Meadows as approved December 26, 1978, in Volume 3 of Short Plats, pages 52 through 56, under Auditor's File No. 893745, records of Skagit County, Washington; being a portion of Sections 26, 27, 35, and 36, Township 36 North, Range 4 East of the Willamette Meridian.

EXCEPT that portion of Tract 15 being more particularly described as follows:

Beginning at the most Southerly corner of said Tract 15;  
Thence North 35°22'29" East along the Easterly line of said Tract 15, a distance of 424.30 feet;  
Thence South 41°06'36" West a distance of 425.91 feet to a point on the Southwesterly line of said Tract 15, lying North 54°00'00" West at a distance of 41.97 feet from the Point of Beginning;  
Thence South 54°00'00" East along said Southwesterly line of Tract 15 a distance of 41.97 feet to the point of beginning.

TOGETHER WITH that portion of Tract 16 of that certain 5 ACRE PARCEL SUBDIVISION NO. 132-78, entitled Prairie Lane Meadows as approved December 26, 1978, in Volume 3 of Short Plats, pages 52 through 56, under Auditor's File No. 893745, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northerly corner of said Tract 16;  
Thence South 35°22'29" West along the West line of said Tract 16, a distance of 319.41 feet;  
Thence North 48 °54'50" East a distance of 238.17 feet to a point on the East line of said Tract 16;  
Thence North 2°58'16" East along the East line of Tract 16 a distance of 104.06 feet to the Point of Beginning.

**PARCEL B:**

An easement for road and utility purposes over and across a strip of land 60 feet in width as delineated on the face of that certain 5 Acre Parcel Subdivision No. 132-78, entitled Prairie Lane Meadows as approved December 26, 1978, and recorded December 27, 1978, in Volume 3 of Short Plats, pages 52 through 56, under Auditor's File No. 893745, records of Skagit County, Washington; being a portion of Sections 26, 27, 35 and 36, Township 36 North, Range 4 East of the Willamette Meridian, and as established by Declaration of Easement dated January 10, 1979, and recorded January 15, 1979, under Auditor's File No. 894739, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.



**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, declared by instrument(s);  
Recorded: January 15, 1979  
Auditor's No(s): 894739, records of Skagit County, Washington  
In favor of: Lot owners  
For: Ingress, egress and utilities  
Affects: The Southwesterly 30 feet
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on 5 ACRE PARCEL SUBDIVISION NO. 132-78:  
  
Recording No: 893745
  
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: January 4, 1979  
Auditor's No(s): 894198, records of Skagit County, Washington  
Executed By: Daryl F. Deede and Barbara A. Deede, husband and wife  
  
AMENDED by instrument:  
Recorded: June 5, 1984 and December 14, 1984  
Auditor's No.: 8406050027 and 8412140018, records of Skagit County, Washington
  
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: January 15, 1978  
Auditor's No(s): 894740, records of Skagit County, Washington  
Executed By: Daryl F. Deede and Barbara A. Deede, husband and wife
  
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 15, 1979  
Auditor's No(s): 894740, records of Skagit County, Washington  
Imposed By: Prairie Lane Association
  
6. Low Flow Mitigation Summary  
  
Recording Date: June 20, 2005  
Recording No.: 200506200154
  
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey attached to Quit Claim Deeds,  
  
Recording Date: June 16, 2009  
Recording No.: 200909160049 and 200909160050  
Matters shown: Driveway
  
8. City, county or local improvement district assessments, if any.
  
9. Assessments, if any, levied by Prairie Lane Association.