



201606150064

Skagit County Auditor \$75.00  
6/15/2016 Page 1 of 3 1:31PM

When recorded return to:  
Christopher K. Chase and Tracey E. Chase  
470 Spring Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027378

**CHICAGO TITLE**  
**620027378**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jesse S. McCarty and Megan McCarty, 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 Christopher K. Chase and Tracey E. Chase, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 18, "PLAT OF SPRING MEADOWS - DIV. 1," according to the plat thereof, recorded in  
Volume 17 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P114861 / 4732-000-018-0000,

Subject to:

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

Dated: June 9, 2016

\_\_\_\_\_  
Jesse S. McCarty

\_\_\_\_\_  
Megan McCarty

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162449

JUN 15 2016

Amount Paid \$  
Skagit Co. Treasurer

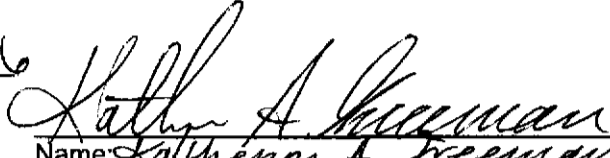
By   
Deputy

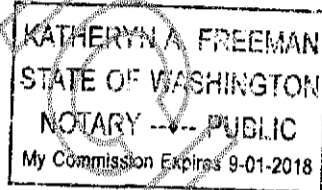
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jesse S. McCarty and Megan McCarty are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 14, 2016

  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. 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 PLAT OF SPRING MEADOWS DIV. 1:

Recording No.: 9905140014

2. Terms and conditions of Ordinance  
Executed by: City of Sedro-Woolley  
Recorded: January 26, 1994  
Auditor's No.: 9401260022, records of Skagit County, Washington
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association  
Recorded: April 15, 1999  
Auditor's No.: 9904150047, records of Skagit County, Washington
4. Covenants, conditions, easements, assessments and restrictions contained in declaration 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: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087  
Records of: Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166, 200612070087  
Records of: Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by Spring Meadows Homeowners Association.