

When recorded return to:
Jeremiah I. Black
4839 Prairie Lane
Sedro Woolley, WA 98284



201705310132

Skagit County Auditor \$78.00
5/31/2017 Page 1 of 6 4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030451

CHICAGO TITLE
620030451

STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. Chasson and Susan R. Chasson, 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 Danielle M. Carrillo, A single person and Jeremiah I. Black, a single person

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: (Required if full legal not inserted above.)

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:

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

2017 2396
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2017

Amount Paid \$ 5701.⁰⁰
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2017

James R. Chasson

[Handwritten signature of James R. Chasson]

Susan R. Chasson

State of _____
County of _____

I certify that I know or have satisfactory evidence that James R. Chasson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susan R. Chasson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 30, 2017

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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2017

[Signature]
James R. Chasson

Susan R. Chasson

State of GA
County of Douglas

I certify that I know or have satisfactory evidence that James R. Chasson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 05/26/17
Name: Angie Award Triv
Notary Public in and for the State of Georgia
Residing at Michell County
My appointment expires: June 14, 2020

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susan R. Chasson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____
Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

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

EXHIBIT "B"

**Exceptions
(continued)**

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.