

When recorded return to:

Matthew R. James and Nataliya James  
109 North 39th Place  
Mount Vernon, WA 98273

GNW 20-8639

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sandra A. Eisen, as her separate estate, 109 North 39th Place, Mount Vernon, WA 98273,  
for and in consideration of **ten dollars and other valuable consideration**  
in hand paid, conveys, and warrants to Matthew R. James and Nataliya James, a married couple  
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 50, HILLTOP HAVEN

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P81326

Dated: 3-1-2021  
Sandra A Eisen  
Sandra A. Eisen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-853  
Mar 01 2021  
Amount Paid \$7765.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

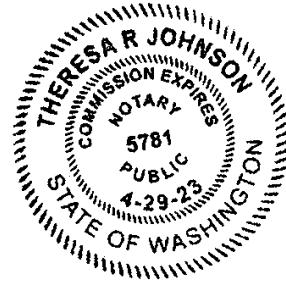
I certify that I know or have satisfactory evidence that Sandra A. Eisen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25<sup>th</sup> day of February, 2021

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 109 North 39th Place, Mount Vernon, WA 98273  
Tax Parcel Number(s): P81326

**Property Description:**

Lot 50, "HILLTOP HAVEN", according to the plat thereof, recorded in Volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington .

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8639-TJ

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**EXHIBIT B**

20-8639-TJ

1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 18, 1978

Recorded: March 9, 1979

Auditor's No.: 7903090037

Executed By: B P & Associate Holdings

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 25, 1980

Recorded: August 25, 1980

Auditor's No.: 8008250078

Executed By: B P & Associate Holdings

2. Conveyance of the water system within the Plat of "Hilltop Haven", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded March 20, 1979, under Auditor's File No. 7903200050.

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Hilltop Haven

Recorded: February 23, 1979

Auditor's No: 7902230005

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8639-TJ

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