

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223452

Aug 22 2022

Amount Paid \$7205.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

GNW 22-16224

When recorded return to:

Elizabeth Mauricio and Juan Vargas  
9435 Salers Springs  
San Antonio, TX 78254

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara J. Mastin, as her separate estate and as surviving spouse of James S. Mastin, 5749 East Muir Drive, Orange, CA 92869,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Elizabeth Mauricio, an unmarried person and Juan Vargas, an unmarried person

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 41, 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): P81317

Dated: 7-27-22

Barbara J. Mastin  
Barbara J. Mastin

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 27<sup>th</sup> day of July September, 2022 by Barbara J. Mastin.

Doug Clark  
Signature

Notary Public  
Title

My commission expires: 12-15-25



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4020 Creek Place, Mount Vernon, WA 98273  
Tax Parcel Number(s): P81317

**Property Description:**

Lot 41, Hilltop Haven, as per plat recorded in Volume 2 of Plats, pages 47, 48 and 49, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16224-KH

Page 2 of 3

**EXHIBIT B**

22-16224-KH

10. 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

11. 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.

12. 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