

AFTER RECORDING MAIL TO:

Julie Anne Downing
327 Crested Butte Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260530

Feb 26 2026

Amount Paid \$12943.82
Skagit County Treasurer
By Lena Thompson Deputy

Recording Requested By:
First American Title Company
Homebuilder Services Division

HPE-49/60031864-356LT

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **HPE-49 (WA)**

Grantor(s): **Sekisui House Washington, Inc., a Colorado corporation formerly known as Richmond American Homes of Washington, Inc., a Colorado corporation**

Grantee(s): **MARY DOWNING, AN UNMARRIED WOMAN, AND JULIE ANNE DOWNING, AN UNMARRIED WOMAN, AS JOINT TENANTS**

Abbreviated Legal: **Lot 49, Highpoint Estates**

Additional Legal on page:

Assessor's Tax Parcel No(s): **6108-000-049-0000/P137084**

THE GRANTOR(S) Sekisui House Washington, Inc., a Colorado corporation formerly known as Richmond American Homes of Washington, Inc., a Colorado corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **MARY DOWNING, AN UNMARRIED WOMAN, AND JULIE ANNE DOWNING, AN UNMARRIED WOMAN, AS JOINT TENANTS**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 49, PLAT OF HIGHPOINT ESTATES, as per Plat recorded under Auditor's File No. 202402140068, Records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington

Subject To: 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.

