

When recorded return to:

Yoshiharu Rombough and Michelle Rombough
1003 Shuler Avenue
Burlington, WA 98233

GNW 22-14625

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ramia Fernandes, as their separate estate, 1003 Shuler Avenue, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Yoshiharu Rombough and Michelle Rombough, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

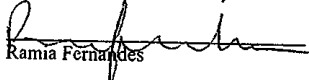
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 18, UMBARGER TRACTS

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): P72857

Dated: 2-17-22


Ramia Fernandes

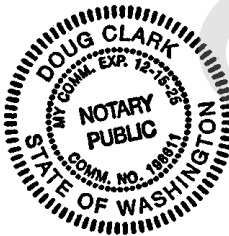
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of February, 2022 by Ramia Fernandes.


Signature

Notary Public
Title

My appointment expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 22-14625-KH

Page 1 of 3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-665
Feb 23 2022
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1003 Shuler Avenue, Burlington, WA 98233
Tax Parcel Number(s): P72857

Property Description:

Lot 18, "UMBARGER TRACTS, REPLAT OF PORTION TRACT 70, PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 9 of Plats, pages 107 and 108, records of Skagit County, Washington.

EXHIBIT B

22-14625-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Umbarger Tracts recorded October 14, 1970 as Auditor's File No. 744619.

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: October 1, 1970

Recorded: October 29, 1970

Auditor's No.: 745241

Executed By: Sedro-Woolley Condominium, Inc., a Washington corporation,
Gerald D. Mapes, as his separate property

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14625-KH

Page 3 of 3