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03/11/2022 11:30 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018.954 Fulfillment 3.12.18
MAR 11 2022

Amount Paid \$ 4188⁰⁰
Skagit Co. Treasurer
By *LT* Deputy

Fulfillment Deed

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 27982919
Seller's Loan Number: 104074185

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P83369

ABBREVIATED LEGAL: Lot 24, "Loveless First Addition", of Skagit County,
Washington.

In satisfaction of Land Contract recorded on 03/12/2018 at Instrument No. 201803120186.

Romeo N. Ubungen as Personal Representative of the Estate of Clarita Navidad, whose mailing address is 4616 Edgement Pl Mt. Vernon, WA 98273 hereinafter grantor, for \$235,000.00 (Two Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, conveys and quitclaims to **Henry A. Hernandez** and **Ingrid Gonzalez**, husband and wife, as community property with right of survivorship, hereinafter grantees, whose tax mailing address is **819 S 25th St., Mount Vernon, WA 98274**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

The following described property: Lot 24, "Loveless First Addition", as per plat recorded in Volume 14 of Plats, pages 42 and 43, records of Skagit County, Washington.

Assessor's Parcel Number: P83369

Property Address is: 819 S 25th St., Mount Vernon, WA 98274.

Prior instrument reference: 200810140094

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on February 23, 2021:

Romeo N. Ubungen p.r.

**Romeo N. Ubungen as Personal Representative of the Estate of
Clarita Navidad**

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on February 23, 2021 by **Romeo N. Ubungen as Personal Representative of the Estate of Clarita Navidad** who is personally known to me or has produced WA Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jennifer Brazil
Notary Public Jennifer Brazil

