

When recorded return to:
Eric Cuamacateco
1220 31st Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241670
Aug 06 2024
Amount Paid \$11359.80
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056803

CHICAGO TITLE
620056803

STATUTORY WARRANTY DEED

THE GRANTOR(S) Romeo Ubungen, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eric Cuamacateco, an unmarried person and Itzel Garibay Barocio, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN LT 18, ALL LTS 19 & 20, BLK 2, J.M. MOORE'S ADDITION TO ANACORTES

Tax Parcel Number(s): P57905 / 3804-002-020-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

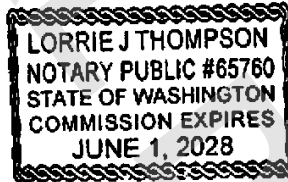
Dated: Aug 1, 2024R. Ubungen
Romeo UbungenState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on August 1, 2024 by Romeo Ubungen.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57905 / 3804-002-020-0004

THE WEST 20 FEET OF LOT 18, ALL OF LOTS 19 AND 20, BLOCK 2, J.M. MOORE'S ADDITION
TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS,
PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on J.M. Moore's Addition to Anacortes:

Recording No: Volume 1, Page 32

2. Encroachment Agreement and the terms and conditions thereof:

Recording Date: September 3, 2004

Recording No.: 200409030135

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by City of Anacortes.
5. City, county or local improvement district assessments, if any.