

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250679

Mar 11 2025

Amount Paid \$31892.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**When recorded return to:**  
Josefina Garibay Barocio  
1509 S 27th St  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620058346

Escrow No.: 620058346

**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 Josefina Garibay Barocio, a married person as a separate  
estate

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.)

LT B, SKAGIT COUNTY SPL NO. 99-0018, REC NO. 199912140098; BEING PTN. NW 13-35-05

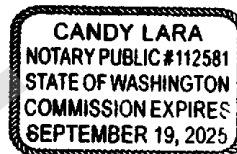
Tax Parcel Number(s): P107941 / 350513-2-002-0100

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 3/5/2025R. N. Ubungen  
Romeo UbungenNeungen  
Violeta N UbungenState of Washington  
County of SnohomishThis record was acknowledged before me on 3/5/2025 by Romeo Ubungen and Violeta N Ubungen.Cody Lara  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9/19/25

**EXHIBIT "A"**

Legal Description

**For APN/Parcel ID(s): P107941 / 350513-2-002-0100**

LOT B OF SKAGIT COUNTY SHORT PLAT NO. 99-0018, APPROVED DECEMBER 14, 1999, RECORDED DECEMBER 14, 1999, AS AUDITOR'S FILE NO. 199912140098, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THE EXISTING DRIVEWAY LOCATED ON AND AS SHOWN ON LOT C OF SKAGIT COUNTY SHORT PLAT NO. 99-0018, APPROVED DECEMBER 14, 1999, RECORDED DECEMBER 14, 1999, AS AUDITOR'S FILE NO. 199912140098, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: November 18, 1986  
Recording No.: 8611180010, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement and Road Maintenance Agreement, including the terms and conditions thereof, declared by instrument;  
  
Recorded: February 21, 1989  
Recording No.: 8902210090, records of Skagit County, Washington  
In favor of: Various Lot Owners  
For: Ingress, egress and utilities
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: November 18, 1986  
Recording No.: 8611180008, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms and Conditions of Water Service Agreements:  
  
Recording Date: October 16, 1995  
Recording No.: 9510160113  
  
Recording Date: December 11, 1998  
Recording No.: 9812110095  
  
Recording Date: March 19, 1999  
Recording No.: 9903190067  
  
Recording Date: March 13, 2000  
Recording No.: 200003130099
5. 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 Short Plat No 99-018:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 199912140098

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 20, 2001  
 Recording No.: 200103200046, records of Skagit County, Washington  
 In favor of: Paul Schweikert III, Trustee of the Schweikert Family Trust, dated March 18, 1999  
 For: Installation, maintenance, and operation of drainfield facilities

7. Title Notification Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recorded: May 4, 1999  
 Recording No.: 9905040099, records of Skagit County, Washington

8. Terms and Conditions of an instrument titled, "Protected Critical Area";

Recorded: May 12, 1999  
 Recording No.: 9905120052, records of Skagit County, Washington

9. Easement and Agreement, including the terms and conditions thereof; entered into;

By: Paul Schweikert and Elizabeth Schweikert  
 And Between: Skagit County  
 Recorded: December 14, 1999  
 Recording No.: 199912140099, records of Skagit County, Washington  
 Providing: Protected Critical Area Easement Agreement

10. Terms and Conditions of an instrument titled; "Open Space Agreement";

Recorded: December 14, 1999  
 Recording No.: 199912140100, records of Skagit County, Washington

11. Agreement, including the terms and conditions thereof; entered into;

By: Schweikert Family Trust, Paul Schweikert III  
 And Between: Stanton Industries Inc.  
 Recorded: April 23, 2001  
 Recording No.: 200104230167, records of Skagit County, Washington  
 Providing: Operation and Maintenance of an alternative method of sewage treatment

12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

**EXHIBIT "B"****Exceptions  
(continued)**

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
 Recorded: February 24, 1943  
 Recording No.: 359932, records of Skagit County, Washington  
 Executed By: Will B. Ellis, Treasurer of Skagit County, Washington  
 Affects: That portion of said premises lying within the North three-fourth of said Section 12  
 As Follows: Reserving all roads and railroad grades, if any, over and across above described lands

13. Exceptions and reservations as contained in instrument;

Recorded: April 16, 1991  
 Recording No.: 9104160086, records of Skagit County, Washington  
 Executed By: Puget Sound Power and Light Company

Said instrument is a re-recording of instrument (s);

Recorded: November 18, 1986  
 Recording No.: 8611180012, records of Skagit County, Washington

14. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recorded: February 21, 1989  
 Recording No.: 8902210090, records of Skagit County, Washington  
 Executed By: Nortep, a Washington General Partnership

AMENDED by instrument(s):

Recorded: July 20, 2006  
 Recording No.: 200607200001, records of Skagit County, Washington

15. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

**EXHIBIT "B"**Exceptions  
(continued)

16. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
17. City, county or local improvement district assessments, if any.
18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.