

When recorded return to:
Ignacio Miranda Pedraza
126 Orange Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252942
Sep 08 2025
Amount Paid \$6405.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059978

Escrow No.: 620059978

STATUTORY WARRANTY DEED

THE GRANTOR(S) Romeo N. Ubungen, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ignacio Miranda Pedraza, presumptively subject to the community interest of a spouse or registered domestic partner, if married or a registered domestic partner

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 5, 6 AND 7, BLOCK 118, "AMENDED PLAT OF BURLINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P72036 / 4076-118-007-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/26/2025

R. N. Ubungen
Romeo N. Ubungen

Ubungen
Violeta Ubungen

State of Washington

County of Sagit

This record was acknowledged before me on August 26, 2025 by Romeo N. Ubungen and Violeta Ubungen.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

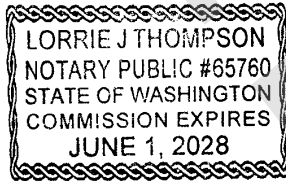


EXHIBIT "A"
Exceptions

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 Amended Plat of Burlington Skagit County Wash.:

Recording No: 16511

2. Memorandum of Exclusive Right to Sell Agreement and the terms and conditions thereof:

Recording Date: March 29, 2022

Recording No.: 202203290076

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 Burlington.
5. City, county or local improvement district assessments, if any.