

Recorded July 2026 warranty deed — complete three-page record

Recording number 202607230402, July 23, 2026. Jun and Aileen convey to Romeo and Annie. All three recorded pages, legal description and exceptions remain. Exception 2 states acquisition as joint tenants with right of survivorship and not as tenants in common. Where signature strokes overlap printed text, the mask covers that overlap; it does not change the clause. Autographs, notary identifiers and previously masked private fields are withheld; typed parties and acknowledgment date are retained where separate from signature strokes. This is the completed ownership endpoint following negotiated resolution, not a merits finding or admission of wrongdoing. Historical acquisition and possession risks are not current unresolved threats.

Privacy copy prepared October 13, 2026. Source pages are flattened images at 200 DPI. Black masks remove only the identified private fields; the preserved original is unchanged. This cover is editorial, not part of the source document.

202607230402

Electronically Recorded

Pierce County, WA PPRICE
07/23/2026 3:00 PM

Pages: 3 Fee: \$305.50

When recorded return to:
Romeo Belocura, Jr. and Annie Rhea Augusto

Fidelity Title

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

16400 Southcenter Parkway, Suite 405
Tukwila, WA 98188-2040

Escrow No.

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jun Christopher Capinpin and Aileen Grace Capinpin, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Romeo Belocura, Jr., and Annie Rhea Augusto, a married
couple, as joint tenants with right of survivorship

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

Parcel A:

Lot 3, as delineated in the City of Puyallup Short Plat No. 96-81-006, recorded under Recoding No.
9705150360, records of Pierce County, Washington, being a portion of Lot 6, Block 74, Puyallup
Land and Loan Co's Replat of Part of 4th Maplewood Addition, Puyallup, Washington, according to
the plat thereof recorded in Volume 8 of Plats, Page 103, records of Pierce County, Washington.

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

Tax Parcel Number(s): 550545-011-3

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/23/26

[REDACTED]

J. [REDACTED] bin

Aileen Grace Capinpin

State of Washington

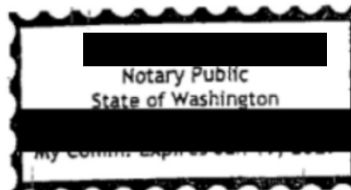
County of Pierce

This record was acknowledged before me on July 23, 2026 by Jun Christopher
Capinpin and Aileen Grace Capinpin.

[REDACTED]
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: Jan 19, 2029



[REDACTED]

EXHIBIT "A"
Exceptions

1. RIGHTS, RESERVATIONS
, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS,
ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.'
2. THE GRANTEES, BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR
INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP AND NOT AS TENANTS IN COMMON.
ACCEPTED AND APPROVED:
Buyer: _____ Buyer: _____