

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500142913

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Rhonda Griffin

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Kristy Jeglum
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Residential Unit
 Chicago Title Company of Washington
 3002 Colby Ave., Suite 200
 Everett, WA 98201
 Phone: (425)259-8214 Fax: (866)827-8844
 Main Phone: (425)258-3683
 Email: snotitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$34.65

Effective Date: May 1, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

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

Title to said real property is [vested in](#):

Rhonda L. Griffin and Steven J. Griffin, wife and husband

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): [004652-001-008-00](#)

LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE, SNOHOMISH COUNTY, WASH., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B**GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL 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 the Plat of Harrington's 2nd Addition to Marysville, Snohomish County, Wash., recorded in Volume 12 of Plats, Page 29:

[Recording No: 814449](#)

2. Covenants, conditions and restrictions 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

Recording Date: March 8, 1993

[Recording No.: 9303080562](#)

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account Number: 004652-001-008-00
Levy Code: 00511
Assessed Value-Land: \$251,200.00
Assessed Value-Improvements: \$305,200.00

General and Special Taxes: Billed: \$3,319.61
Paid: \$0.00
Unpaid: \$3,319.61

4. City, county or local improvement district assessments, if any.
5. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
6. 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.

NOTES:

SCHEDULE B

(continued)

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LT 8, BLK 1, HARRINGTON'S 2ND ADDN TO MARYSVILLE, SNOHOMISH COUNTY, WA
Tax Account No.: 004652-001-008-00

Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

940 Quinn Street
Marysville, WA 98270

END OF SCHEDULE B



ParcelID: 00465200100800

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

201902210360

When recorded return to:

Rhonda L. Griffin and Steven J. Griffin
304 Priest Point Drive Northwest
Tulalip, WA 98271

Thank you for your payment.
E116341 \$6,680.00
BRUCE E. 02/21/2019

STATUTORY WARRANTY DEED

Escrow No.: 191016
Title Order No.: 4229-3179829

First American Title

THE GRANTOR(S)

FIRST AMERICAN 3179829

Peter F. Thayer and Faith E. Thayer, husband and wife

for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Rhonda L. Griffin and Steven J. Griffin, wife and husband

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

LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Tax Parcel Number(s): 004652-001-008-00

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: 2/13/2019

Peter F. Thayer
Peter F. Thayer

Faith E. Thayer
Faith E. Thayer

STATE OF Washington

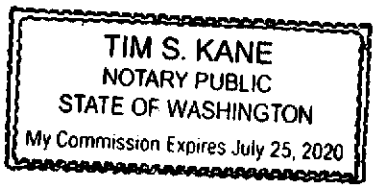
) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Peter F. Thayer and Faith E. Thayer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/13/2019
[Signature]

Notary Name: T. S. Kane
Notary Public in and for the State of Washington
residing at Snohomish
My Commission Expires: 7/25/2020



9'

9303080562

Filed for Record at Request of:

CITY OF MARYSVILLE
514 DELTA
MARYSVILLE, WA 98270

RECORDED

'93 MAR -8 P3:23

DEAN J. WILSON, CLERK
SNOHOMISH COUNTY COURT
DEPUTY *George*

DISCLOSURE OF CONDITIONS AND COVENANTS

PROPERTY OWNERS: The undersigned, DIANE GRIMES, represents and warrants to the CITY OF MARYSVILLE that she is the owner of the subject property as her separate estate.

SUBJECT PROPERTY: The property located at [illegible]

DISCLOSURE OF CONDITIONS AND COVENANTS
/msvl/grimes.disc
MARYSVILLE RESOLUTION NO. 1608

Attachment A

Lot 8, Block 1, PLAT OF HARRINGTON 2ND ADDITION TO MARYSVILLE,
according to the plat thereof recorded in Volume 12 of Plats,
page 29, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

9303080562

VOL. 2694 PAGE 2545

HARRINGTON'S

2nd ADDITION to MARYSVILLE SNOHOMISH COUNTY WASH.

Scale 1/4" = 100 ft
1946
Fred N. Haley, C.E.

DESCRIPTION

Beginning at the center of Section 28 T.30 N. R.5 E. W.1. then N. 0° 03' 30" E. 327.67 ft to the North line of the South 1/2 of the S.W. 1/4 of S. 1/4 of N.E. 1/4 of said Sec. 28; thence S. 89° 39' 10" E. along said described line 472.75 ft to the true point of beginning; thence S. 0° 03' W. 653.90 ft to the North Line of Swinerton Add.; thence S. 89° 46' 30" E. 390.0 ft. to a point 30 ft. East of the N.E. corner of Bk. 2, of Swinerton Add.; thence N. 0° 03' E. 653.08 ft to the N. Line of the S. 1/2 of the S.W. 1/4 of the S.W. 1/4 of the S.W. 1/4 of said Sec. 28; thence N. 89° 39' 10" W. 390.0 ft to the true point of beginning.

DEDICATION.

Know all men by these presents that Caroline Harrington, a widow, owner in fee simple of the above described tract of land as shown on the annexed plat of Harrington 2nd Addition to Marysville, does hereby declare said plat and dedication to the public for their use forever. all the streets and alleys shown thereon.

ACKNOWLEDGMENT.

This is to certify that on this 20th day of May A.D. 1946, personally appeared before me Caroline Harrington a widow to me known to be the individual who executed the within and foregoing instrument and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,
Residing at Marysville, Washington.

ENGINEERS CERTIFICATE.

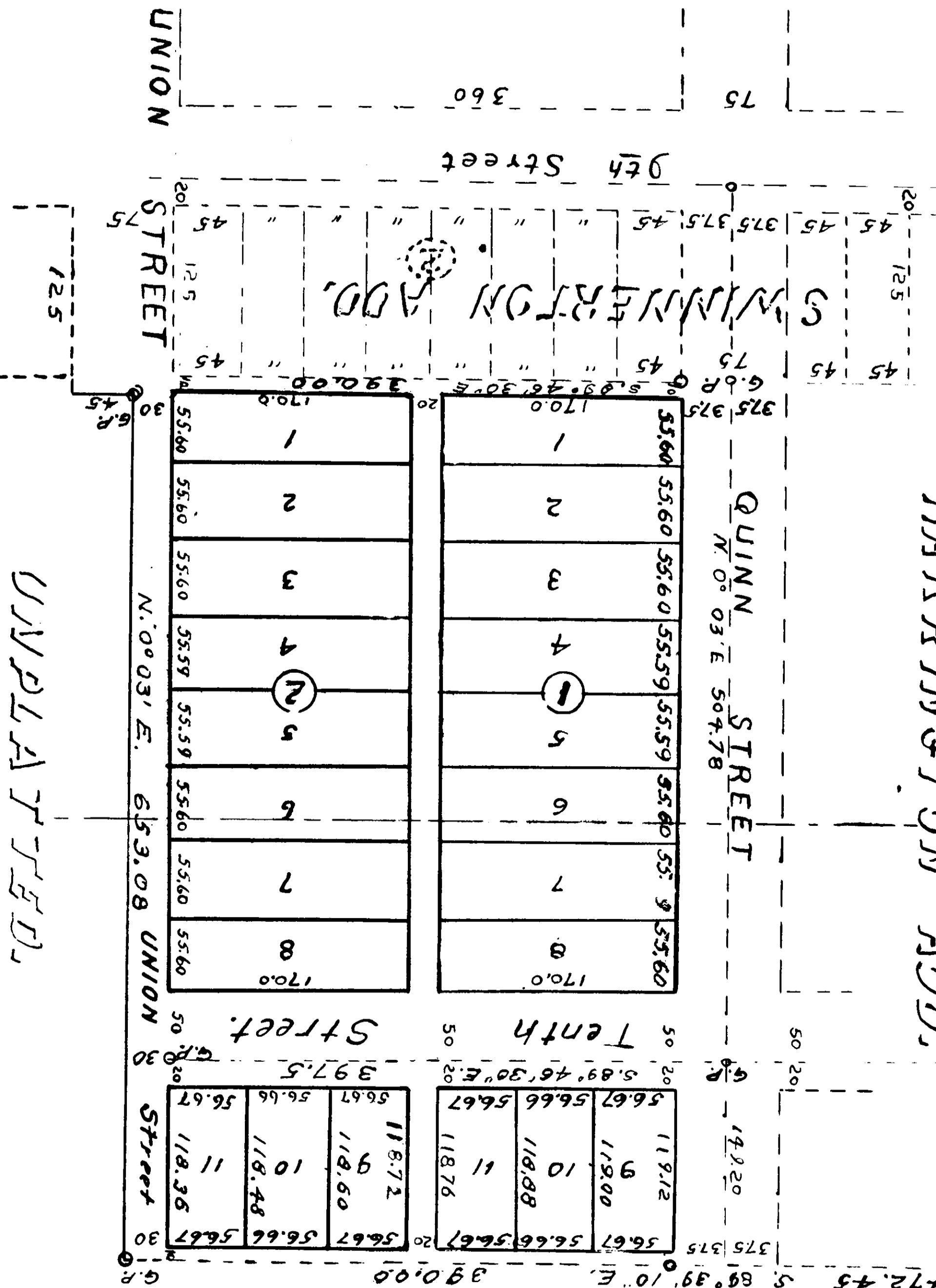
I, Fred N. Haley a Civil Engineer, do hereby certify that the annexed plat of Harrington 2nd Addition to Marysville is based upon an actual survey and that all lots have been staked and monuments set as shown. *Free of Error*
Professional Engineer

TOWN TREASURER'S CERTIFICATE.

I, Edward Dockendorf, Treasurer of the Town of Marysville do hereby certify that all local Improvement Assessments on the above described property have been fully paid up to the year of 1946.

Edward Dockendorf
Town Treasurer.

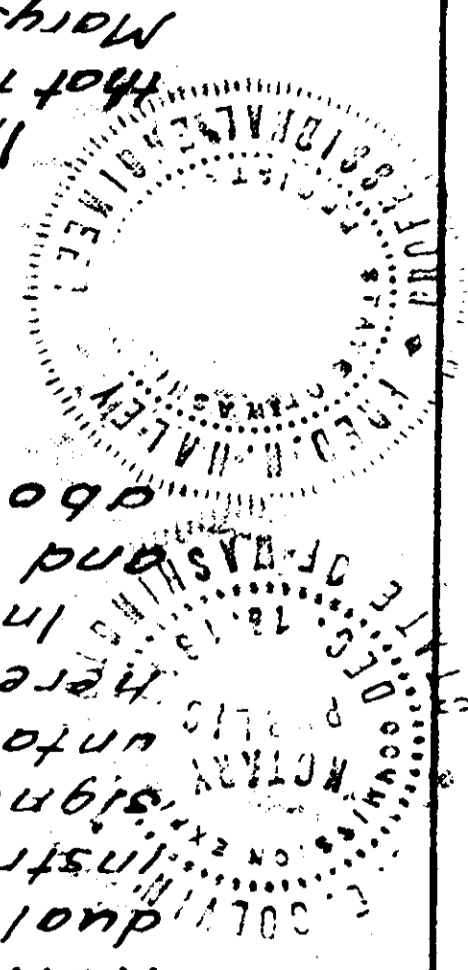
FILED FOR RECORD, at the request of *Edward Dockendorf*,
AD 1946, and recorded on page 29 of Vol. 12 of Plots of Snohomish County
#814449



COUNTY TREASURER'S CERTIFICATE.
I, *Wm. Lewis*, treasurer of Snohomish County, do hereby certify that all taxes on the above described property have been fully paid up to and including the year of 1946.

APPROVALS.
Examined and approved this 3 day of June 1946.
Mayor of the Town of Marysville.
Examined and approved this 3 day of June 1946.
Town Clerk of Marysville.

AD 1946, and recorded on page 29 of Vol. 12 of Plots of Snohomish County
#814449
County Auditor, *Wm. Lewis*
Town Auditor, *Wm. Lewis*
Town Clerk of Marysville



62