

Commitment for Title Insurance

Title Officer: Commercial Unit
Email: Everett.CU@ctt.com
Title No.: 500146736

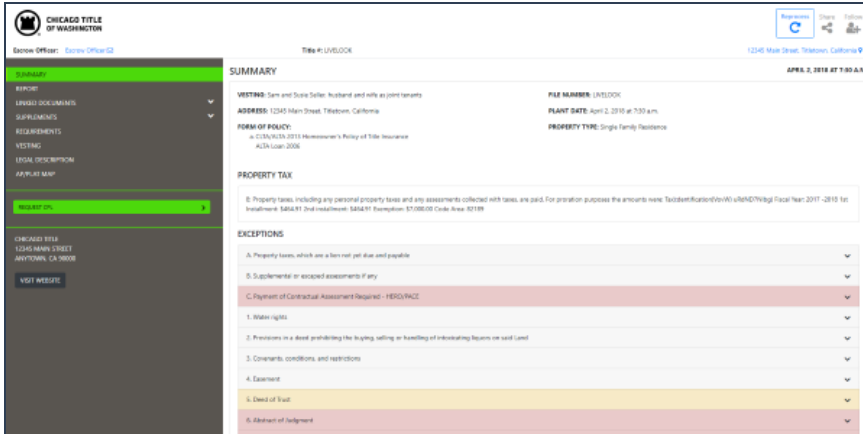
Property Address:

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web interface. The header includes the Chicago Title of Washington logo, the title number 'Title #: LIVELOOK', and the address '1246 Main Street, Trabicon, California'. The date and time are 'APR 2, 2019 AT 1:00 A.M.'. The interface is divided into a left sidebar with navigation options like 'SUMMARY', 'REPORTS', 'LIVELOOK DOCUMENTS', 'SUPPLEMENTS', 'REQUIREMENTS', 'VERIFYING', 'LEGAL DESCRIPTION', and 'APPLICABLE MAP'. The main content area shows a 'SUMMARY' section with details: 'VESTING: Sole and Survive Seller, Notwend and with joint tenants', 'ADDRESS: 1246 Main Street, Trabicon, California', 'FILE NUMBER: LIVELOOK', 'PLANT DATE: April 2, 2019 at 7:59 a.m.', and 'PROPERTY TYPE: Single Family Residence'. Below this is a 'PROPERTY TAX' section and an 'EXCEPTIONS' section with a list of items: 'A. Property taxes which are a lien not yet due and payable', 'B. Supplemental or escaped assessments if any', 'C. Payment of Contractual Assessment Required - FERGUSON', '1. Water rights', '2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land', '3. Covenants, conditions and restrictions', '4. Easement', '5. Deed of Trust', and '6. Abstract of Judgment'.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500146736

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Pac Trust

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:

Lee Kessler
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Commercial Unit
 Chicago Title Company of Washington
 3002 Colby Ave., Suite 200
 Everett, WA 98201
 Fax: (855)394-4817
 Main Phone: (425)259-8205
 Email: Everett.CU@ctt.com

SCHEDULE A

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

Effective Date: October 18, 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:](#)

Pacific Realty Associates, L.P., a Delaware limited partnership

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): [310528-004-003-00](#) and [310533-001-007-00](#)

Parcel A:

The Southwest quarter of the Southeast quarter of Section 28, Township 31 North, Range 5 East of the Willamette Meridian;

Except the West 30 feet for drainage ditch conveyed under Auditor's File Number 236004.

Situate in the County of Snohomish, State of Washington.

Parcel B:

That portion of the Northwest quarter of the Northeast quarter of Section 33, Township 31 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 87°14'35" East along the North line of said subdivision for 950.79 feet;
thence South 2°42'38" West 800 feet;
thence North 87°11'28" West to the West line of said subdivision;
thence North 3°17'55" East along said West line to the Point of Beginning;

Except the West 30 feet for drainage ditch conveyed under Auditor's [File No. 236003](#).

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County
Purpose: The benefit of Drainage Improvement District No. 5
Recording Date: November 7, 1917
[Recording No.:](#) [236003](#)
Affects: Westerly 30 feet of Parcel B

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County
Purpose: The benefit of Drainage Improvement District No. 5
Recording Date: November 7, 1917
[Recording No.:](#) [236004](#)
Affects: Westerly 30 feet of Parcel A

4. City of Marysville Local Improvements District No. 71 Agreement

Executed by: 152nd Street Joint Venture and The City of Marysville
Recording Date: July 27, 2010
[Recording No.:](#) [201007270535](#)
Affects: Said premises and other property

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Contour Engineering LLC, dated December 11, 2020, designated Project No. 20-195

Matters shown:

A. Portion of creek lies Southerly of Northern boundary of Parcel A
B. Portions of gravel driveway lie outside the boundaries of other property

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Arlington
Purpose: Avigation easement
Recording Date: May 23, 2023
[Recording No.:](#) [202305230107](#)
Affects: Portion of said premises approximately as delineated therein

SCHEDULE B
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Gas transmission and/or distribution line
Recording Date: August 15, 2023
[Recording No.:](#) [202308150173](#)
Affects: Portion on the centerline of PSE's facilities as now constructed or to be constructed, extended or relocated lying within Parcel A

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Underground and/or overhead electric transmission and/or distribution system
Recording Date: September 25, 2023
[Recording No.:](#) [202309250108](#)
Affects: Portion on the centerline of PSE's facilities as now constructed or to be constructed, extended or relocated lying within Said premises. The exterior boundaries of said easement being widened accordingly to provide Grantee 8 feet easements area adjoining all sides of Grantee's ground mounted transformers, switch cabinets, and/or vaults; and a strip of land 10 feet in width coincident with 156th Street NE

9. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B