

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**50034587c
Amendment 1**

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Orca and Kyle Gill

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:

Eamonn Doherty
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

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

Effective Date: May 22, 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:

Kyle Mark Gill and Darren Kenneth Stangeland, each as their separate estate, as their interest appears of record

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): 300503-003-026-00

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. THE WEST 351.53 FEET OF THE FOLLOWING DESCRIBED TRACT:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 736.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°16'57" EAST A DISTANCE OF 1309.19 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°05' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 181.06 FEET;
THENCE NORTH 87°33'18" WEST A DISTANCE OF 1309.19 FEET TO THE WEST LINE OF SAID SECTION 3;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 184.17 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 20 FEET THEREOF;
AND ALSO EXCEPT THE WEST 20 FEET THEREOF FOR ROAD.

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. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to:

County/City/State: Snohomish County
Recording Date: February 2, 1928
Recording No.: 419710

3. 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

419710

Nellie Henebery
to
County of Snohomish

QUIT-CLAIM DEED

The Grantor herein Nellie Henebery, a single woman for the consideration of seventy-five Dollars and also of benefits to accrue to her by reason of laying out and establishing a public road through her property, and which is hereafter described, conveys releases and quit-claims to the County of Snohomish, State of Washington, for the use of the Public forever, all interest in the following described real estate, viz:

A strip of land twenty (20) feet in width lying on the left or Easterly side of the following described center line: Beginning at the quarter corner on the West side of Section 3, Township 30 North, Range 5 East, W.M.; thence South for 550 feet to County Engineer's Station No. 8+50; thence a strip of land forty (40) feet in width on the left or Easterly side of the said center line which continues South for 300 feet to County Engineer's Station No. 11+50; thence a strip of land twenty-five (25) feet in width on the left or Easterly side of the said center line which continues South for 238.6 feet to County Engineer's Station No. 13+88.6; thence S. 0° 54' W, for 61.4 feet to Station No. 14+50; thence a strip of land twenty (20) feet on the left or Easterly side of the said center line which continues S. 0° 54' W, for 1495 feet to the Southwest corner of said Section 3, as the said center line is now staked upon the ground and of record in the County Engineer's office as Survey No. 1174.

Also all that part of the SW $\frac{1}{4}$ of said Section 3 lying West of the hereinbefore described center line.

The said right-of-way contains a total of 2.02 acres.

Permission is also granted hereby to change the channel of Quilceda Creek for a distance of 95 feet up stream from the right-of-way line.

This deed is given on the further consideration that the County will move the present fence back to the new right-of-way line from the South end of the bridge to the South end of the present proposed improvement situated in the County of Snohomish, State of Washington. Said Grantor does hereby waive and relinquish all claims of damage caused or arising by reason of the laying out and establishing of a public road upon the property herein conveyed.

Dated this 27 day of January A.D. 1928.

Nellie Henebery

STATE OF WASHINGTON,)
County of Snohomish) ss.

On this 27 day of January, 1927, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Nellie Henebery, a single woman to me

known to be the individuals described in and who executed the within 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 therein mentioned.

Witness my hand and official seal the day and year first above written.

{ Clarence Hickey }
{ N. P. Seal }
{ Com. Exp. }
{ Feb. 8, 1931 }

Clarence Hickey
Notary Public in and for the State of Wash-
ington, residing at Everett.

Filed for record at request of F. L. Conners on Feb 2 1928 at 8:07 A.M.

John Hanger

County Auditor By

D. J. Friars

Deputy Auditor