

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500140510**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

Kevin Mavis and Beverly Mavis

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:

Brent Aune  
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: January 19, 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](#):

Kevin Mavis and Beverly Mavis, a married couple.

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): 310529-002-007-00

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0°27'8" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 191.19 FEET TO THE NORTHERLY MARGIN OF A PRIVATE ROAD; THENCE SOUTH 87°22'33" WEST ALONG THE NORTHERLY MARGIN OF SAID PRIVATE ROAD A DISTANCE OF 185 FEET; THENCE NORTH 0°27'28" WEST A DISTANCE OF 191.21 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 87°24'33" EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°27'08" EAST ALONG THE QUARTER LINE 884.80 FEET TO A POINT ON THE WEST CENTER LINE OF 169TH STREET NORTHEAST; THENCE SOUTH 87°22'33" WEST A DISTANCE OF 665.95 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, SAID POINT BEING KNOWN AS POINT "A" IN PARCEL B OF THAT CERTAIN DECLARATION OF EASEMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S [FILE NO. 1882807](#), SAID POINT "A", ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN;

THENCE FROM SAID POINT "A" PROCEED NORTH 87°22'33" EAST 665.95 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 0°27'08" ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, A DISTANCE OF 442.37 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF JOHNSON TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 17, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
(SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29);

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°07'57" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 443.03 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF LAKEWOOD MEADOWS RECORDED UNDER AUDITOR'S FILE NUMBER 200110175002.

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: Public  
Purpose: ingress, egress and utilities  
Recording Date: July 19, 1966  
[Recording No.: 1882807](#)
  
3. 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: Electric transmission and/or distribution line  
Recording Date: June 17, 1968  
[Recording No.: 2036462](#)  
Affects: A portion of said premises
  
4. Notice of Rural Utility Service Area, and of Liability to the City of Marysville for Utility Assessments and Charges and the terms and conditions thereof:  
  
Recording Date: August 12, 1982  
[Recording No.: 8208120212](#)
  
5. Consent to Dedication of Easement and Indemnity Agreement and the terms and conditions thereof:  
  
Recording Date: October 17, 2001  
[Recording No.: 200110170141](#)
  
6. A deed of trust to secure an indebtedness in the amount shown below,  
  
Amount: \$243,000.00  
Dated: May 1, 2009  
Trustor/Grantor: Kevin D, Mavis and Beverly D. Mavis  
Trustee: Northpoint Escrow and Title  
Beneficiary: Mortgage Electronic Registration Systems Inc  
Recording Date: May 11, 2009  
[Recording No.: 200905110902](#)  
  
A substitution of trustee under said deed of trust which names, as the substituted trustee, the following  
  
Trustee: Northwest Trustee Services  
Recording Date: September 4, 2014  
[Recording No.: 201409040237](#)

**SCHEDULE B**  
(continued)

Various recorded assignments of the beneficial interest under said trust deed as listed below.

Assignor: Branch Banking and Trust Company  
Assignee: Specialized Loan Servicing LLC  
Recording Date: September 17, 2019  
[Recording No.: 201909170212](#)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$364,000.00  
Dated: June 26, 2018  
Trustor/Grantor: Kevin D. Mavis and Beverly D. Mavis  
Trustee: Napa River Insurance Services Inc.  
Beneficiary: Hudson Insurance Company  
Recording Date: July 9, 2018  
[Recording No.: 201807090018](#)

8. 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**