



First American

First American Title Insurance Company

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City of Marysville Washington
1049 State Avenue
Marysville, WA 98270
Attention: Rochelle Barker

Title Order No.: 4229-3875110
Customer Ref: 1304 and 1326 1st St, Marysville, WA 98270

LIMITED LIABILITY CERTIFICATE
SCHEDULE A

Effective Date: December 13, 2021 at 8.00 a.m.

Liability:	\$ 5,000.00
Charge:	\$ 350.00
Tax:	\$ 34.30

1. The estate or interest in the land described herein and which is covered by this certificate is:

FEE SIMPLE

2. The estate or interest referred to herein, according to the public records, is at Date of Certificate vested in:

CITY OF MARYSVILLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON

3. The land referred to in this certificate is situated in the State of Washington, and described as follows:

SEE EXHIBIT A ATTACHED

EXHIBIT A

Order No.: 4229-3875110

Legal Description:

PARCEL A:

THAT PORTION OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 5 EAST, W M ,RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 68 FT. SOUTH AND 450 FT EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 8, MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 1 OF PLATS, PAGE 29](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON,
THENCE SOUTH 100 FEET;
THENCE EAST 50 FEET;
THENCE NORTH 100 FEET;
THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 5 EAST, W M, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 68 FEET SOUTH AND 500 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 8, MARYSVILLE, RECORDED IN [VOLUME 1 OF PLATS, PAGE 29](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON,
THENCE SOUTH 100 FEET;
THENCE EAST 50 FEET;
THENCE NORTH 100 FEET;
THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 33, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF FIRST AND DELTA STREETS IN THE TOWN OF MARYSVILLE, WASHINGTON, SAID MONUMENT BEING 46.94 FEET EAST AND 20 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 7 OF THE PLAT OF MARYSVILLE; ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 1 OF PLATS, PAGE 29](#); RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 188 FEET;
THENCE WEST 37.4 FEET;
THENCE SOUTH 11°02' WEST 425 FEET, THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ON THE SAME BEARING 130 FEET, MORE OR LESS, TO EBEE SLOUGH;
THENCE ANGLE LEFT 90° FOR 16 FEET;
THENCE ANGLE LEFT 90° FOR 130 FEET, MORE OR LESS TO THE SOUTH WALL OF THE STAIN LINE BUILDING;
THENCE ANGLE LEFT 90° FOR 16 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 33, TOWNSHIP 30 NORTH, RANGE 5 EAST,

W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT IN THE INTERSECTION OF FIRST STREET AND DELTA STREET IN THE TOWN OF MARYSVILLE, WASHINGTON, SAID MONUMENT BEING 46.94 FEET EAST OF AND 20 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 7 OF THE PLAT OF MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 1 OF PLATS, PAGE 29](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE MONUMENT LINE PRODUCED WHICH MONUMENT LINE IS PARALLEL TO AND 20 FEET WEST OF THE EAST LINE OF DELTA STREET FOR 188 FEET;
THENCE ANGLE 90° TO RIGHT FOR 37.4 FEET TO TRUE POINT OF BEGINNING;
THENCE ANGLE 78°58' TO LEFT FOR 520 FEET MORE OR LESS TO SHORE OF EBAY SLOUGH;
THENCE WESTERLY ALONG SHORE LINE TO EBAY SLOUGH FOR 370 FEET MORE OR LESS TO EAST LINE OF GREAT NORTHERN RAILWAY RIGHT OF WAY;
THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR APPROXIMATELY 500 FEET TO A POINT 101 FEET SOUTH OF AND 450 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 8 OF THE PLAT OF MARYSVILLE;
THENCE SOUTH 67 FEET;
THENCE EAST 100 FEET;
THENCE NORTH 100 FEET TO SOUTH LINE OF FIRST STREET;
THENCE EAST ALONG SOUTH LINE OF FIRST STREET, FOR 254.27 FEET MORE OR LESS TO A POINT 37.4 FEET WEST OF SAID MONUMENT LINE;
THENCE SOUTH 140 FEET TO TRUE POINT OF BEGINNING;

EXCEPT

COMMENCING AT THE ABOVE DESCRIBED MONUMENT AT THE INTERSECTION OF FIRST STREET AND DELTA STREET;
THENCE ALONG THE MONUMENT LINE OF SAID DELTA STREET PRODUCED SOUTH 48 FEET TO THE SOUTH LINE OF SAID FIRST STREET SAID MONUMENT LINE BEING PARALLEL WITH AND 20 FEET WEST OF THE EAST LINE OF DELTA STREET;
THENCE ALONG THE SAID SOUTH LINE OF FIRST STREET SOUTH 89°40'38" WEST A DISTANCE OF 37.47 FEET;
THENCE SOUTH PARALLEL WITH SAID DELTA STREET PRODUCED SOUTHERLY A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°40'38" WEST A DISTANCE OF 21.39 FEET;
THENCE SOUTH 10°42'38" WEST A DISTANCE OF 425 FEET;
THENCE NORTH 89°40'38" EAST A DISTANCE OF 21.39 FEET;
THENCE NORTH 10°42'38" EAST A DISTANCE OF 425 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Property Address:

1304 and 1326 1st St
Marysville, WA 98270

Tax Account Number:

300533-002-025-00, 300533-002-029-00, 300533-002-027-00 and 300533-002-031-00

*** END OF EXHIBIT A ***

LIMITED LIABILITY CERTIFICATE
SCHEDULE B
Page 3

A. GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

B. SPECIAL EXCEPTIONS: As on Schedule B, attached.

SCHEDULE B - continued
Order No.: 4229-3875110

SPECIAL EXCEPTIONS:

1. This report is restricted to the use of the addressee, and is not to be used as a basis for closing any transaction affecting title to said property. The liability of the Company is limited to \$5,000.00.
2. Liability, if any, for pro-rata portion of **Real Property** taxes, which are carried on the Snohomish County Tax Rolls, as exempt. Tax account no. 300533-002-025-00, 300533-002-029-00, 300533-002-027-00 and 300533-002-031-00.

The taxes for the current year reflect an exemption for Government Property. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

3. Taxes which may be assessed and extended on any subsequent roll for the tax year 2021, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.
4. There are Personal Property Taxes disclosed in the tax roll. Contact the Snohomish County treasurer for more information.
5. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
6. Easement, including terms and provisions contained therein:
Recording Information: [181305](#)
In Favor of: The Pacific Telephone and Telegraph Company
For: Right of way
Affects: Parcels A and B
7. Easement, including terms and provisions contained therein:
Recording Information: [1529827](#)
In Favor of: Colorshake Corporation, a Washington corporation
For: Ingress and egress
Affects: Parcels C and D
8. Easement, including terms and provisions contained therein:
Recording Information: [1549626](#)
In Favor of: Colorshake Corporation
For: Roadway
Affects: Parcels C and D
9. Easement, including terms and provisions contained therein:

In Favor Of: Public Utility District 1 of Snohomish County
Purpose: Electric transmission and/or distribution system
Recorded: February 23, 1973
Recording No.: [2283061](#)
Affects: Parcels C and D

10. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. [8203025023](#).
Affects: Parcels C and D

11. Easement, including terms and provisions contained therein:
Recording Information: [8809220057](#)
In Favor of: Public Utility District No. 1 of Snohomish County and GTE of the Northwest Inc.
For: Electric distribution line facilities
Affects: Portion of real estate under search (Parcels C and D)

12. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of Ebey Slough, if it is navigable.
Affects: Parcels C and D

13. Any question that may arise due to the shifting and/or changing in the course of Ebey Slough.
Affects: Parcels C and D

14. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
Affects: Parcels C and D

15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
Affects: Parcels C and D

*** END OF SCHEDULE B ***

NOTES:

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

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