

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500123162
Revision 1

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Steve Smith

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

Eamonn Doherty
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan

Michael J. Nolan, President

Attest:

Marjorie Nemzura

Marjorie Nemzura, Secretary

CHICAGO TITLE INSURANCE COMPANY

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	\$34.30

Effective Date: March 2, 2022 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:

Steven G. Smith and Pauline A. Smith, husband and wife

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): 290503-001-061-00, 290503-001-060-00, 290503-001-012-00 and 290503-001-014-00

PARCEL A:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, (GOVERNMENT LOT 1) OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 14.5 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD;
THENCE WEST 2.1 FEET TO THE EAST MARGIN OF MARYSVILLE-SNOHOMISH HIGHWAY, THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°45'10" EAST ALONG SAID COUNTY ROAD MARGIN 170.38 FEET;
THENCE NORTH 00°31'56" WEST 213.33 FEET;
THENCE SOUTH 89°28'30" WEST 167.00 FEET, MORE OR LESS, TO THE EAST MARGIN OF THE MARYSVILLE-SNOHOMISH COUNTY HIGHWAY;
THENCE SOUTH ALONG SAID MARGIN 212.50 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, MARKED BY AN IRON PIPE;
THENCE NORTH 89°28'30" EAST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 326.93 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30" WEST 198 FEET;
THENCE SOUTH 89°28'30" WEST TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN WARRANTY DEED NO. 1566570;
THENCE SOUTH 0°31'56" EAST ALONG THE EAST LINE OF SAID TRACT 213.33 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 89°45'10" EAST ALONG THE NORTH LINE OF THE COUNTY ROAD TO A POINT THAT IS SOUTH 00°31'30" WEST TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30" WEST TO TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., AS MARKED BY AN IRON PIPE;
THENCE NORTH 89°28'30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 326.93 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30" WEST, A DISTANCE OF 198.00 FEET;
THENCE NORTH 89°28'30" EAST TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DEED RECORDED UNDER FILE NO. 1719651;
THENCE SOUTH 00°31'30" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 214.68 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 40TH STREET NORTHEAST;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT THAT IS SOUTH 00°31'30" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°31'30" WEST 16.08 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT "A"
Legal Description

PARCEL D:

BEGINNING AT A POINT ON THE NORTH MARGIN OF COUNTY ROAD IN THE NORTHEAST QUARTER (GOVERNMENT LOT 1) SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS 511.23 FEET EAST OF THE EAST MARGIN OF THE MARYSVILLE-SNOHOMISH HIGHWAY AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°45'10" EAST ALONG THE NORTH MARGIN OF SAID COUNTY ROAD FOR 100 FEET TO THE SOUTHWEST CORNER OF A ONE ACRE TRACT;
THENCE NORTH ALONG THE WEST MARGIN OF SAID ONE ACRE TRACT 215.50 FEET;
THENCE SOUTH 89°28'30" WEST 100 FEET;
THENCE SOUTH 0°31'56" 215 FEET TO THE TRUE POINT OF BEGINNING.

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: GTE Northwest Incorporated
 - Purpose: Communication service and power service transmission and/or distribution line, ingress and egress over adjacent lands (affects Parcel C), right to trim and remove brush
 - Recording Date: June 29, 1998
 - Recording No.: 9806290814
 - Affects: Portion of Parcel B approximately as delineated therein

3. City of Marysville Recovery Contract No. 233 including the terms, covenants and provisions thereof:
 - Recording Date: May 30, 2001
 - Recording No.: 200105300299

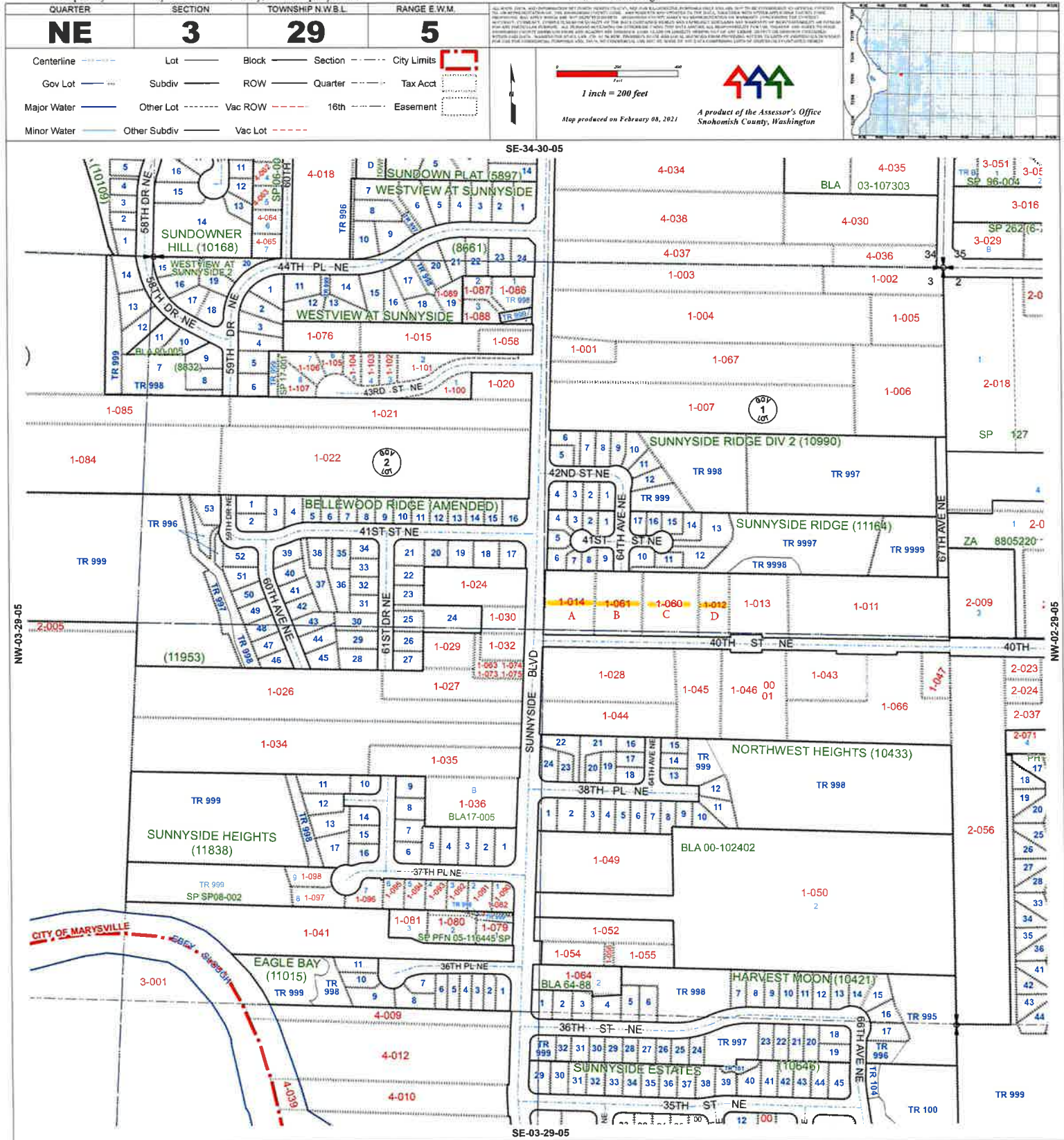
Receipt and Partial Release of Recovery Contract recorded under Auditor's File No. 200107060109.

 - Affects: Said premises and other property

4. 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

This map/plot 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.



SUNNYSIDE NURSERY

SECTION 3, TOWNSHIP 29N, RANGE 5E, W.M.

