

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500125107c

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

PNW Investors LLC

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
\$0.00	\$0.00	\$0.00

Effective Date: March 7, 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:

Samuel L. Colvin and Barbara A. Colvin, 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): 005907-000-235-01, 005907-000-235-05 and 005907-000-244-00

TRACTS 235 AND 244, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 340 FEET THEREOF AS MEASURED ALONG THE NORTH LINE OF SAID TRACT 235.

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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Sunnyside Five Acre Tracts:

Recording No: 122901

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 distribution line
Recording Date: September 24, 1974
Recording No.: 2358638
Affects: The North 20 Feet

4. Pending guardianship proceedings in

Estate of: Barbara Adrienne Colvin
County: Snohomish
Court: Superior
Case No.: 21-4-00499-31
Guardian Requested: Debra Ann Jensen

A petition for Guardianship was filed 05/17/2021 requesting Debra Ann Jensen to be guardian. There has been no filed appointment and confirmation of Guardianship.

Any sale or mortgage must be under order of the court in accordance with statute.

5. 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

-7574-

83-0 (Rev. 12/72)

DISTRIBUTION EASEMENT

C 93
P 507
3358639

THIS INDENTURE made this 19th day of Sept, 1974, between Samuel L. Colvin and Barbara A. Colvin, his wife

hereinafter referred to as Grantor; PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, hereinafter referred to as Grantee; and hereinafter referred to as Mortgagee, WITNESSETH: Snohomish

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of State of Washington, described as follows:

Tract 235, Sunny Side Five Acre Tracts, as per plat recorded in volume 7 of Plats, page 19, records of Snohomish County, Washington. LESS the west 340 feet thereof, as measured along the north line.

AND WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over, under and upon the said lands and premises:

NOW, THEREFORE, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys and grants to Grantee, its successors and assigns and its permittees and licensees, the perpetual right, privilege, and authority to construct, erect, alter, improve, repair, operate and maintain, together with the right to convert to an underground system, an electric distribution line, consisting of a single line of poles and/or structures with necessary braces, guys and anchors, and to place or allow or permit to be placed and operated upon or suspend from such poles and/or structures, distribution and signal wires, insulators, cross-arms, transformers, telephone or telegraph communication wires, and other necessary or convenient appurtenances, across, under, over and upon the following described lands and premises situated in the County of Snohomish, State of Washington, to-wit:

The north 20 feet of the above described property.

NO SALES TAX REQUIRED

SEP 25 1974

REC'D SECTER, Snohomish County
Cheryl Hansen
Deputy

(L.T.-3)

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said line, and the right at any time to remove said poles, wires and appurtenances from said lands.

Also the right at all times to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of Grantor which, in the opinion of Grantee, constitute a menace or danger to said line. Grantor and the heirs, successors or assigns of Grantor hereby covenant and agree not to construct or permit to be constructed any structures of any kind on the easement area without written approval of the Manager of the District.

The Grantor and the heirs, successors or assigns of Grantor covenant and agree not to do any blasting or discharge any explosives within a distance of three hundred (300) feet of said line without giving reasonable notice in writing to the Grantee, its successors or assigns, of intention so to do.

The rights, title, privileges and authority hereby granted shall continue to be in force until such time as the Grantee, its successors, or assigns shall permanently remove said poles, wires and appurtenances from said lands, or shall otherwise permanently abandon said line, at which time all such rights, title, privileges and authority hereby granted shall terminate.

The Grantor also covenants to and with the Grantee that Grantor is lawfully seized and possessed of the land aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by the Mortgagee is hereby subordinated to the rights herein granted to the Grantee, but in all other respects the said mortgage shall remain unimpaired.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

Samuel L. Colvin
Barbara A. Colvin

OFFICIAL RECORDS

3358639

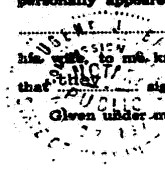
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SEP 21 1974

STATE OF WASHINGTON, }
COUNTY OF Snohomish } ss.

I, the undersigned, a Notary Public, do hereby certify that on this 19th day of Sept, 1974, personally appeared before me Samuel L. Colvin and Barbara A. Colvin

his wife to me known to be the individual described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal the day and year in this certificate above written.



Raymond J. Bosty
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Marysville

STATE OF WASHINGTON, }
COUNTY OF } ss.

I, the undersigned, a Notary Public, do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____ and _____

his wife, to me known to be the individual described in and who executed the within instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal the day and year in this certificate above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON, }
COUNTY OF } ss.

On this _____ day of _____, A. D., 19____, before me personally appeared _____ to me known to be the _____ President, and _____ to me known to be the Secretary, of the corporation that executed the within and foregoing instrument, and each acknowledged that said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

THE ABOVE INFORMATION IS FOR OFFICE USE ONLY AND IS NOT A PART OF THE INSTRUMENT

RETURN TO:
PUD NO. 1
P.O. BOX 1107
EVERETT, WASH.
98206

386

RECORDING DATA
John M. Fisher
ABSTRACT & TITLE EXAMINATOR
SNOHOMISH COUNTY, WASH.
CERTIFICATE NO. _____
TITLE _____

FORM _____
RECORDED _____
PAGE _____
VOL. OF _____
NO. OF _____
APPROVALS _____

OFFICIAL RECORDS
VOL. OF _____
PAGE _____
NO. OF _____
APPROVALS _____

PUBLIC UTILITY DISTRICT NO. 1
OF SNOHOMISH COUNTY
FROM Samuel L. Colvin, et ux
TO _____

W.S. NO. _____
EASEMENT
OFFICIAL RECORDS
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235638

SEP 24 1974