

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500080284
Revision 1

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Group Four

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:

Kristy Jeglum
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	\$33.95

Effective Date: June 13, 2022 at 08:08 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:](#)

Adelfia LLC, a Washington limited liability company, as to Lot 7 and
 Chris J. Markezinis and Dana L. Markezinis, husband and wife and John J. Markezinis and Kelly J. Markezinis, a
 married couple, as to Lot 8

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): [300535-003-036-00](#), and [300535-003-037-00](#) and

LOTS 7 AND 8 ACCORDING TO SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO, 7609290248, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

BOTH SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS:

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS:

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

2. **RELEASE OF DAMAGES:**
 In Favor Of: Snohomish County, a municipal corporation
 Recorded: May 16, 1969
Recording No.: [2093460](#)
 As Follows: That the said first parties hereby consent to the natural flow of surface water from said plat to be carried in its natural channel across the property of the first parties and to hold Snohomish County blameless for any damage that may be caused by said flow.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Purpose: ingress, egress and utilities
 Recording Date: September 29, 1976
Recording No.: [7609290248](#)
 Affects: South portion

4. 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 Survey:

Recording No.: [7609290248](#)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: Public Utility District No. 1 of Snohomish county
 Purpose: Underground electric transmission and distribution line
 Recording Date: September 20, 1978
Recording No.: [7809200175](#)
 Affects: A 7 foot strip in the Southerly portion of Lot 8

SCHEDULE B
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Tight line and drainfield
Recording Date: February 19, 1980
[Recording No.: 8002190104](#)
Affects: Lot 8

Said easement is a re-recording of easement recorded under Auditor's File No. 7911210153

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Town of Marysville
Purpose: Water Line
Recording Date: February 25, 1957
[Recording No.: 1226499](#)
Affects: West 30 Feet of Lot 7

Said Easement contains a covenant reserving the party of the second part the right to enter, reference to the record is hereby made for full particulars

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Water Line that would stop water flow or harm line
Recording Date: November 21, 1979
[Recording No.: 7911210154](#)
Affects: south 10 feet of Lot 7, except west 30 feet

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 City of Marysville Boundary Line Adjustment :

[Recording No: 201910295002](#)

Note: No deeds to perfect said Boundary Line Adjustment were found.

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

Amount: \$273,000.00
Dated: September 27, 2016
Trustor/Grantor: Chris J. Markezinis and Dana L. Markezinis, husband and wife and John J. Markezinis and Kelly J. Markezinis, husband and wife
Trustee: First American Title Insurance Company
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Fairway Independent Mortgage Corporation
Recording Date: September 28, 2016
[Recording No.: 201609280670](#)

SCHEDULE B
(continued)

Affects: Lot 8

11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Affects: Lot 7

12. The manufactured housing unit or mobile home, as defined in RCW 46.04.302, located or to be located on the Land is subject to licensing and title registration by the Department of Motor Vehicles pursuant to RCW 46.12.290.

The manufactured housing unit will be expressly excepted from the legal description and not insured by the policy unless the Certificate of Title is eliminated and the manufactured housing unit is converted to real property as required by RCW 65.20.

A Manufactured Home Title Elimination Application should be obtained from the Department of Licensing. The application must be signed by the registered and legal owners of the manufactured housing unit, the owner of the Land, the city or county building permit office, approved by the Department of Licensing, and recorded or available for recording.

Evidence must be submitted that personal property taxes on the manufactured housing unit have been paid through the current year and personal property taxes for next year, if subject to assessment, have been paid.

Please contact your title officer if the manufactured housing unit is not to be converted to real property.

13. 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.

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LTS 7 & 8, AFN 7609290248, BEIGN A PTN OF SW 1/4, SEC 35-30-5E, W.M., SNOHOMISH COUNTY WA
Tax Account No.: 300535-003-036-00, and 300535-003-037-00

SCHEDULE B
(continued)

Note: The Public Records indicate that the address of the improvement located on said Parcel A is as follows:

7315 44th Street Northeast
Marysville, WA 98270

Note: The Public Records indicate that the address of the improvement located on said Parcel B is as follows:

7417 44th Street Northeast
Marysville, WA 98270

END OF SCHEDULE B