

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500130347c**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

TEC Holdings 123, LLC, a Washington limited liability company

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
\$10,500.00	\$350.00	\$34.65

Effective Date: June 13, 2022 at 12:00 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:](#)

TEC Holdings 123, LLC, a Washington limited liability company

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): 300509-004-003-00

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THAT PORTION OF THE NORTH 3/8 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 0°50'30" WEST ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 9 FOR 1305.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE SOUTH 89°13'14" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 19.23 FEET TO THE WESTERLY MARGIN OF THE OLD MARYSVILLE- ARLINGTON RAILWAY RIGHT OF WAY, THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 89°13'14" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 257.52 FEET;  
THENCE SOUTH 0°46'46" WEST FOR 201.25 FEET MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 4 ACRES OF THAT PORTION OF SAID NORTH 3/8 LYING WEST OF THE EAST 5 ACRES OF SAID NORTH 3/8;  
THENCE NORTH 89°13'14" WEST ALONG SAID SOUTH LINE FOR 261.06 FEET, TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE OLD MARYSVILLE- ARLINGTON RAILWAY RIGHT OF WAY;  
THENCE NORTH 1°47'07" EAST ALONG THE WESTERLY MARGIN OF SAID RIGHT OF WAY FOR 201.27 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. Perpetual road rights across the westerly end of the tract adjacent to the south as disclosed by warranty deed and the terms and conditions thereof:  
  
Recording Date: November 19, 1945  
[Recording No.: 796181](#)
3. Declaration of Easement and the terms and conditions thereof:  
  
Recording Date: December 20, 1946  
[Recording No.: 831770](#)
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Roadway purposes and for ingress and egress  
Recording Date: May 29, 1956  
[Recording No.: 1193707](#)  
Affects: South 15 feet and other property
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Roadway purposes and for ingress and egress  
Recording Date: March 31, 1965  
[Recording No.: 1769787](#)  
Affects: South 15 feet and other property
6. Joint Use and Maintenance Agreement and the terms and conditions thereof:  
  
Recording Date: June 26, 1979  
[Recording No.: 7906260103](#)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Electric distribution line  
Recording Date: July 24, 1984  
[Recording No.: 8407240089](#)  
Affects: South 15 feet and other property
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
[Recording No.: 200402205234](#)  
Matters shown: 10 foot wide gravel drive

**SCHEDULE B**

(continued)

9. Terms, covenants, conditions provisions contained in an easement serving said premises, as contained in instrument

Recording Date: December 23, 2014

Recording No.: [201412230472](#)

Regarding: Ingress, egress and utilities

Note: In section 3.1 of said easement, the "Mack/Rodehl Easements are subject to the easement recorded under [recording no. 201410010154](#)."

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

Granted to: TEC Holdings 123 LLC

Purpose: Access and Utility Easement

Recording Date: April 7, 2022

Recording No.: [202204070486](#)

Affects: As described in said document.

Note: Said easement has been modified by [recording no.: 202204180382](#), 202205120295, and 202205310569

11. City, county or local improvement district assessments, if any.
12. 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.
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.

**END OF SCHEDULE B**