

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500134602**  
**Revision 2**

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

## GUARANTEES

Alumet Holdings Inc, a Washington Corporation

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
\$1,000.00	\$350.00	\$34.65

Effective Date: September 28, 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:

Alumet Holdings Inc, a Washington Corporation as to Parcel A, and  
 The Heirs and Devisees of Wallace H Peterson, deceased as to Parcel B

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): 300504-002-002-00 and 300504-002-005-00**

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**PARCEL A: 300504-002-002-00**

THE EAST 209 FEET OF THE SOUTH 268 FEET OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.,

EXCEPT THAT PORTION LYING WITHIN 136<sup>TH</sup> STREET NORTHEAST,  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL B: 300504-002-005-00**

THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4;

THENCE WEST 209 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 525 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT CONVEYED TO MOSES PIKE BY DEED RECORDED MAY 19, 1909 UNDER RECORDING NUMBER 141663;

THENCE WEST TO THE EAST LINE OF COUNTY ROAD KNOWN AS HIGHWAY 99, SAID ROAD BEING DESCRIBED IN DEED RECORDED JUNE 17 1913 UNDER RECORDING NUMBER 190204;

THENCE SOUTHERLY ALONG EAST LINE OF SAID HIGHWAY 99 TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4;

THENCE EAST TO THE TRUE POINT OF BEGINNING;

EXCEPT COUNTY ROAD ALONG THE SOUTHERLY LINE OF SAID PREMISES KNOWN AS 136<sup>TH</sup> STREET CONVEYED TO SNOHOMISH COUNTY BY DEEDS RECORDED UNDER RECORDING NUMBER 2166391 AND RECORDING NUMBER 8301280241;

AND EXCEPT ADDITIONAL RIGHT OF WAY BORDERING SAID HIGHWAY 99 AND 136<sup>TH</sup> STREET AS CONVEYED TO STATE OF WASHINGTON BY DEED RECORDED JUNE 24, 1952 UNDER RECORDING NUMBER 1030807;

AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9208070367;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MARYSVILLE BY DEED RECORDED UNDER RECORDING NUMBER 200712110343.

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: The Pacific Telephone and Telegraph Company, a California Corporation  
 Purpose: The right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear three anchors with wires, cables, fixtures, and appurtenances attached thereto.  
 Recording Date: October 7, 1936  
 Recording No.: 585798  
 Affects: A portion of Parcels A and B.
  
3. Waiver of all claims for damages of whatever kind which may be occasioned to adjacent land by the location, establishment, operating and maintenacnce of a public road, as proveded by instrument recorded under recording number 2166391.
 

Affects Parcel B
  
4. 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 transmission and/or distribution line  
 Recording Date: January 4, 1984  
 Recording No.: 8401040102  
 Affects: A portion of Parcel B
  
5. Restrictive Covenant/ Equitable Servitude for Maintenance of Drainage Facilities and the terms and conditions thereof:
 

Recording Date: July 25, 1986  
 Recording No.: 8607250309

Affects: Parcel B
  
6. 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 Survey:
 

Recording No: 9104195003

**SCHEDULE B**  
(continued)

7. 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 Survey:

Recording No: 9108125012

Matters Shown: Fence

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recording Date: December 19, 5003  
Recording No.: 9112195003

Recording Date: April 07, 1992  
Recording No.: 9204075005  
Matters shown: Wire fence and shed which may be appurtenant to real estate under search encroach onto northerly adjoiner.

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

Granted to: Parcel B  
Purpose: Ingress and Egress  
Recording Date: December 19, 1991  
Recording No.: 9112190490  
Affects: The northwest portion of Parcel B

10. 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 Survey:

Recording No: 9204075002

Affects: Parcel A

11. 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 Survey:

Recording No: 9505045002

Affects: Parcel A

**SCHEDULE B**  
(continued)

12. 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 transmission and/or distribution line  
Recording Date: August 17, 1995  
Recording No.: 9508170193  
Affects: Parcel B

13. 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 transmission and/or distribution line  
Recording Date: March 22, 1996  
Recording No.: 9603220199  
Affects: Parcel A

14. Quit claim deed and agreement confirming boundary line and the terms and conditions thereof:

Recording Date: December 6, 1999  
Recording No.: 9912060584

15. 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 Survey:

Recording No: 201905025004

Affects: Parcel B

16. A judgment, for the amount shown below, and any other amounts due:

Against: Robert Harvey Peterson, individually; Carol Ann Tennant, individually; and Larry Wallace Peterson  
In Favor of: Robert Harvey Peterson and Carol Ann Tennant as Co-Personal Representatives of the estate of Wallace Harvey Peterson, Deceased  
Date entered: May 22, 2022  
Judgment No.: 22-2-02803-31  
Superior Court Case No.: 22-2-02803-31  
Attorney for Creditor: Lorna Corrigan Newton Kight LLP

Affects: Parcel A

17. Right Title and Interest of Robert Harvey Peterson and Carol Ann Tennant as Co-Personal Representatives of the estate of Wallace Harvey Peterson as to Parcel A

Vested owner Alumet Holdings, Inc. was not addressed in the Quiet Title Action

**SCHEDULE B**

(continued)

18. It appears Wallace H. Peterson is deceased. The Company finds no probate of the decedent's estate in Snohomish County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.

If we are requested to insure title passing outside of probate, the Company will require the following:

- a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
- b. A certified copy of the Death Certificate.
- c. A copy of the Community Property Agreement, if any.
- d. A copy of the decedent's Will and codicils, if any.
- e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).

The Company reserves the right to make additional requirements upon review.

19. Possible lien against the estate of Wallace H. Peterson, deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs of medical care provided, if any.

20. The lien of any state or federal estate tax by reason of the death of a former owner of said Land,

Decedent: Wallace H. Peterson

21. 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**