

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500137782**

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

### GUARANTEES

TBD and TBD

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: August 30, 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:](#)

Haack Brothers Holdings LLC, as to Parcel A

Joel M. Haack and John R. Haack, as their separate estates as to Parcel B

Neil D. Gumke, Rickie L. Gumke and Neil D. Gumke, as Trustee of the Karmen R. Wood Trust each as their separate estates as to lot Parcel C

Andemoe LLC, a Washington Limited Liability Company as to Parcel D and

Joel M. Haack and John R. Haack, as their separate estates as to Parcel E

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):** **005907-000-212-01**, **005907-000-212-02**, **005907-000-213-00**, **005907-000-220-00** and **005907-000-236-00**

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PARCEL A:

THE NORTH 156.4 FEET OF THE EAST 235 FEET OF  
LOT 212, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 7 OF  
PLATS, PAGES 19](#) AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

LOT 212, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 7 OF  
PLATS, PAGES 19](#) AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THEREFROM THE NORTH 156.4 FEET OF THE EAST 235 FEET OF

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

LOT 213, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 7 OF  
PLATS, PAGES 19](#) AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D:

LOT 220, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 7 OF  
PLATS, PAGE 19](#), RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL E:

LOT 236, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 7 OF  
PLATS, PAGE 19](#), RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 Plat of Sunnyside Five Acre Tracts:  
  
[Recording No: 122901](#)
3. Reservations and recitals contained in the Deed as set forth below:  
  
Recording Date: January 6, 1926  
Recording No.: 370973  
  
Said document provides for, among other things, the following:  
refer to document for details
4. Ordinance No. 95-055 including the terms and provisions thereof:  
  
Recording Date: February 10, 1996  
[Recording No.: 9602290317](#)
5. 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: 909085003](#)
6. 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 lines  
Recording Date: October 1, 1984  
[Recording No.: 8410010070](#)  
Affects: Portion of said parcel D

**SCHEDULE B**

(continued)

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

Amount: \$260,000.00  
Trustor/Grantor: John R. Haack and Joel M. Haack, each as their separate estates  
Trustee: Old Republic Title  
Beneficiary: Legacy Group Lending  
Recording Date: July 16, 2012  
Recording No.: [201207160479](#)  
Affects: Parcel E

Any interest of the person shown below, whose possible interest is disclosed by their joinder in executing the document referenced below.

Interest of: Judith H. Haack and Tracey J. Haack  
Document: Deed of Trust  
Recording Date: July 16, 2012  
Recording No.: [201207160479](#)

8. We find various matters of record against persons/entities with name(s) similar to

Andrea Kirk

The Company requires that the Confidential Information Statement(s) attached to this commitment be completed and returned to this office in a timely manner in order for the Company to make a final determination as to the effect of said matters.

9. 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**