

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500123514c
Revision 3

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Seattle Pacific Homes, Inc., a Nevada 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:

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: February 1, 2023 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:

Seattle Pacific Homes, Inc., a Nevada corporation

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): 006116-000-159-01

PARCEL B OF CITY OF MUKILTEO LOT LINE ADJUSTMENT NO. LLA2016-004, RECORDED UNDER RECORDING NO. 201606305002, BEING A PORTION OF LOTS, 159 AND 166, WEST & WHEELER'S SEA VIEW 5 ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13, RECORDS OF SNOHOMISH COUNTY, 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County
Purpose: Slopes for cuts and fills
Recording Date: October 5, 1971
Recording No.: 2217413
Affects: East 10 feet
3. 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 City of Mukilteo Boundary Line Adjustment No. 81-3:

Recording No: 8111120063
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: Underground electric transmission and/or distribution system
Recording Date: May 20, 1982
Recording No.: 8205200088
Affects: Portion of said premises 7 feet in width approximately as delineated therein
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 City of Mukilteo Short Plat No. 91-06 and Survey:

Recording No: 9205200691
and
Recording No: 9205205003
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mukilteo Water District
Purpose: Water main
Recording Date: August 31, 2004
Recording No.: 200408310085
Affects: Portion of said premises

SCHEDULE B

(continued)

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

Granted to: Mukilteo Water District
Purpose: Water and sewer mains
Recording Date: August 31, 2004
Recording No.: 200408310086
Affects: Exterior 10 feet in width parallel with and adjoining the street frontages

8. 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 and Verizon Northwest Inc.
Purpose: Underground and/or overhead electric transmission and/or distribution system
Recording Date: January 13, 2005
Recording No.: 200501130457
Affects: 10 feet in width as constructed or to be constructed

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

Granted to: Lot 2 City of Mukilteo Short Plat 9205200691
Purpose: ingress, egress and utilities
Recording Date: May 21, 2008
Recording No.: 200805210796
Affects: East 100 feet of the South 30 feet of Parcel B

10. 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 City of Mukilteo Lot Line Adjustment and Survey:

Recording No: 200903130301
and
Recording No: 200903135044

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

Granted to: Mukilteo Water and Wastewater District
Purpose: Water system
Recording Date: March 5, 2010
Recording No.: 201003050219
Affects: Portion of said premises

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

Granted to: Mukilteo Water and Wastewater District
Purpose: Sewer system
Recording Date: March 5, 2010
Recording No.: 201003050220
Affects: Westerly portion of said premises

SCHEDULE B

(continued)

13. 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 City of Mukilteo Lot Line Adjustment No. LLA2016-004:

Recording No: 201606305002

and

Recording No: 201606300224

14. 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