

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500025732
Update 1

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Snohomish County Parks and Recreation, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12 (c) of the Conditions

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:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:

Title Officer: Builder Unit - 500022863
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	\$250.00	\$23.00

Effective Date: December 11, 2015 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:

County of Snohomish, State of Washington

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): 005009-000-005-00, 270405-002-001-00 and 270405-002-002-00

All that part of Government Lot 2 and the Southeast Quarter of the Northwest Quarter of Section 5, Township 27 North, Range 4 East of the Willamette Meridian, embraced within Plat of Lund's Meadowdale Tracts and marked John C. Lund's Reserve;

Together with the North half of platted vacated unnamed street as would attach by operation of law vacated pursuant to City of Edmonds Ordinance Numbers 3197 and 3198 and recorded under Auditor's File No. 9806030191 and 9806030192.

Also Tract "A", Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington;

Together with Tidelands of the second class situate in front of, adjacent to or abutting upon that portion of Government Lot 2 of said Section 5, described as follows:

Beginning at the meander corner on the North line of said Section 5;

thence South 37 ° 15' West 1.50 chains;

thence South 15 ° 30' West 6.70 chains;

thence South 23 ° 00' West 11.00 chains to the true point of beginning of this description;

thence South 23 ° 00' West 3.30 chains and

South 17 ° 00' East 7.00 chains to the terminal point of this description.

Also Tracts 15 and 17, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington.

Also all that portion of Tracts 47, 48, 49 and 50, lying South of the South line of the North 300 feet of said tracts, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington;

Also Tract 51, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington.

Also all that portion of Tract 52, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 52;

thence North 0 ° 07'48" West along the East line of said Tract 52 for 337.42 feet;

thence West for 309.75 feet to an intersection with the West line of said Tract 52;

thence South 0 ° 07'48" East along the West line of said Tract 52 for 125.00 to the Southwest corner thereof;

thence South 54 ° 36' East along the South line of said tract for 376.00 feet to the true point of beginning;

Together with the West half of vacated 68th Avenue West as would attach by operation of law pursuant to vacated granted in Volume 35 of Commissioner's Records on page 537.

Parcel B:

Tracts 5, 8, 9, 12 and 13, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington;

Together with that portion of platted right of way of 75th Avenue West as would attach by operation of law pursuant to City of Edmonds Ordinance No. 3203 recorded under Auditor's File No. 9806030197, and

Together with that portion of the West half of vacated 73rd Avenue West vacated pursuant to City of Edmonds Ordinance No. 3201 recorded under Auditor's File No. 9806030195; and

Together with the South half of platted Lund's Gulch Road as would attach to Tract 13 pursuant to City of Edmonds Ordinance No. 3197 recorded under Auditor's File No. 9806030191.

Tracts 11 and 14, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington;

EXHIBIT "A"
Legal Description

Together with the East half of vacated 73rd Avenue West as would attach by operation of law vacated pursuant to City of Edmonds Ordinance No. 3201 recorded under Auditor's File No. 9806030195;
Together with the West half of vacated 72nd Avenue West as would attach by operation of law vacated pursuant to City of Edmonds Ordinance No. 3199 recorded under Auditor's File No. 9806030193; and
Together with the South half of platted right of way of Lund's Gulch Road as would attach by operation of law vacated by City of Edmonds Ordinance No. 3197 recorded under Auditor's File No. 9806030191.

Tracts 53, 54, 55 and 56, Lund's Meadowdale Tracts, according to the Plat thereof recorded in Volume 6 of Plats, page 26, records of Snohomish County, Washington;
Together with the West half of vacated 72nd Avenue West as would attach to Tract 56 by operation of law vacated pursuant to City of Edmonds Ordinance No. 3199 recorded under Auditor's File No. 9806030193;
Together with the South half of platted right of way known as Lund's Gulch Road as would attach to Tracts 56, 55 and 54 by operation of law vacated pursuant to City of Edmonds Ordinance No. 3198 recorded under Auditor's File No. 9806030192; and
Together with the North half of vacated 156th Street SW as would attach to Tracts 54 and 53, vacated pursuant to City of Edmonds Ordinance No. 3205 recorded under Auditor's File No. 9806030199.

All 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.
- K. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

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. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:

Name: 68th Avenue West
Copy of Resolution – Recording Date: January 29, 1940
In: Volume 35 of Commissioners Records, page 537
Affects: Tracts 52 and 53
3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 651164
Affects: Tidelands

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
4. Question of location of lateral boundaries of said second class tidelands or shorelands.
5. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
6. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 27, 1944
Recording No.: 777167
Affects: As located or hereafter relocated or extended on Tract 51

SCHEDULE B

(continued)

8. Deed Restriction regarding Snohomish County Park Property including the terms, covenants and provisions thereof
- Recording Date: February 20, 1972
Recording No.: 2234209
9. Special Use Permit to Occupy Snohomish County Real Estate including the terms, covenants and provisions thereof
- Granted to: Public Utility District No. 1 of Snohomish County
Affects: 7 feet in width approximately as delineated therein
Recording Date: October 8, 1987
Recording No.: 8710080465
10. Easement Use Permit granted to Snohomish County and Agreement for installation of improvements on portion known as 75th Place West (Lunds Gulch Road) including the terms, covenants and provisions thereof
- Recording Date: May 23, 1988
Recording No.: 8805230210
Affects: Tract 5 and other property
11. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:
- Name: platted Lund's Gulch Road
Certified Copy of Resolution – Recording Date: June 3, 1998
Certified Copy of Resolution – Recording No.: 9806030191
12. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:
- Name: platted unnamed street
Certified Copy of Resolution – Recording Date: June 3, 1998
Certified Copy of Resolution – Recording No.: 9806030192
13. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:
- Name: 72nd Avenue West
Certified Copy of Resolution – Recording Date: June 3, 1998
Certified Copy of Resolution – Recording No.: 9806030193
Affects: Tracts 11, 14 and 56
14. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:
- Name: 73rd Avenue West
Certified Copy of Resolution – Recording Date: June 3, 1998
Certified Copy of Resolution – Recording No.: 9806030195
Affects: Tracts 5, 8, 9, and 11 through 14

SCHEDULE B

(continued)

15. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:
- Name: 75th Avenue West
Certified Copy of Resolution – Recording Date: June 3, 1998
Certified Copy of Resolution – Recording No.: 9806030197
Affects: Tracts 5, 8, 9, 12 and 13
16. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:
- Name: 156th Street SW
Certified Copy of Resolution – Recording Date: June 3, 1998
Certified Copy of Resolution – Recording No.: 9806030199
Affects: Tracts 53 and 54
17. General taxes have not been searched at this time. They will be furnished by Endorsement.
- (We note Tract 14 is not included in tax parcel 005009-000-005-00)
18. Right, title and interest of the public as to that portion lying within new Lund's Gulch Road, portions of which may have been established by County Road Survey numbers 438 and 1406. We find no record establishing said roadway(s).
19. We find no record of a vacation of the platted roadway adjoining Tracts 52 and 53 contained on the face of the plat which may also be known as former Lund's Gulch Road. Said roadway bisecting Parcels A and B.
20. 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