

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500138129**  
**Amendment 2**

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

## GUARANTEES

5J Development 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:

\_\_\_\_\_  
Lee Kessler  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

\_\_\_\_\_  
Michael J. Nolan, President

Attest:

\_\_\_\_\_  
Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Commercial Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (855)394-4817 Main Phone: (425)259-8205 Email: Everett.CU@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$34.65

Effective Date: August 8, 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:

5J Development 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): 310528-001-007-00, and**

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**PARCEL A:**

The North half of the Southwest quarter of the Northeast quarter of Section 28, Township 31 North, Range 5 East of the Willamette Meridian.

Except that portion conveyed to City of Arlington by deed recorded under Auditor's File No. 202108170442, and correction deed recorded under Auditor's File No. 202112070922, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

**For APN/Parcel ID(s): 310528-004-001-00**

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**Parcel B:**

North half of the Southeast quarter;

Also South half of the Southwest Quarter of the Northeast quarter;

Except the East 330 feet thereof; and

Except County Road;

All in Section 28, Township 31 North, Range 5 East of the Willamette Meridian.

Situate in the County of Snohomish, State of Washington.

**For APN/Parcel ID(s): 310528-004-004-00**

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**Parcel C:**

The Southeast Quarter of the Southeast Quarter of Section 28, Township 31 North, Range 5 East of the Willamette Meridian;

Except County Road, known as Shoultes Road-51st Ave NE.

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: Olympic Pipe Line Company  
Purpose: Pipe line or pipe lines  
Recording Date: February 20, 1973  
Recording No.: 2282599  
Affects: Parcel A

Said easement supercedes easement recorded under recording number 1679606.

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 Survey:

Recording No: 201102255002  
Affects: Parcel A

4. This item intentionally deleted

5. 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: January 9, 1924  
Recording No.: 328011  
Affects: As located on Easterly portion of Parcel C

The exact location and extent of said easement is not disclosed of record.

6. 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: January 9, 1924  
Recording No.: 328012  
Affects: As located near an Easterly portion of Parcel B

The exact location and extent of said easement is not disclosed of record.

**SCHEDULE B**  
(continued)

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

Granted to: Olympic Pipe Line Company  
Purpose: Pipe line  
Recording Date: June 4, 1964  
Recording No.: 1701928  
Affects: 30 feet in width over a portion of Parcel C

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

Granted to: Olympic Pipe Line Company  
Purpose: Pipe line  
Recording Date: October 14, 1964  
Recording No.: 1732489  
Affects: Portions of Parcel B as described in said instrument

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

Granted to: City of Marysville  
Purpose: Water pipeline or lines  
Recording Date: August 25, 1965  
Recording No.: 1805336  
Affects: East 30 feet of Parcel B

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

Granted to: City of Marysville  
Purpose: Water pipeline or lines  
Recording Date: August 25, 1965  
Recording No.: 1805337  
Affects: East 30 feet of Parcel C

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

Granted to: Olympic Pipe Line Company  
Purpose: Pipe line or pipe lines  
Recording Date: April 5, 1973  
Recording No.: 2284339  
Affects: Portion of Parcel C

The exact location and extent of said easement is not disclosed of record.

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

Granted to: Olympic Pipe Line Company  
Purpose: Pipe line or lines  
Recording Date: April 10, 1973  
Recording No.: 2289538  
Affects: Portions of Parcel B

**SCHEDULE B**  
(continued)

The exact location and extent of said easement is not disclosed of record.

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 and Verizon Northwest Inc.  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: August 31, 2010  
Recording No.: 201008310968  
Affects: Easterly portion of Parcel B

14. 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 Frontier Communications Northwest, Inc.  
Purpose: Underground and/or overhead high voltage electric transmission and/or distribution system  
Recording Date: August 30, 2017  
Recording No.: 201708300542  
Affects: Southerly portion and Southeasterly portions of Parcel B

15. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Barghausen, dated February 17, 2017, designated Job No. 16191

Matters shown:

- A. Unrecorded easement(s) for drainage and/or irrigation as evidenced by ditches located at Northern, Western and Southern portions of Parcel B and Northwestern portion of Parcel C
- B. Buildings located primarily on adjoining parcel to the North extend up to 1.0 feet South over Northern boundary of Parcel B at Northeastern portion of the Land
- C. Maple trees lie on Northern boundary of Parcel B and span the boundary line into Parcel B and adjoining parcel to the North at Northeastern portion of the Land
- D. Hogwire fence lies up to 7.63 feet West of Eastern boundary of Parcel B at Northeastern portion of the Land
- E. Native Growth Protection area as evidenced by Native Growth sign located at Southeastern portion of Parcel B

16. 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**