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PROPERTY INFORMATION CERTIFICATE

Order Number: 813116RT

Certificate Fee: \$[Enter Certificate Fee]
Sales Tax: \$[Enter Sales Tax]

This Certificate does not purport to reflect a full report on condition of title and shall have no force or effect except as a basis for the Certificate applied for.

This Certificate is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Company is limited to the compensation received therefore.

Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:

Monroe Christian Reformed Church, a Washington corporation

Effective Date: 15th day of February, 2023 at 8:00 A.M.

The land referred to in this Certificate is described in Schedule A.

Exceptions are set forth in Schedule B.

Rainier Title, Agent for Stewart Title Guaranty Company

BY:


UNIT MANAGER

SCHEDULE A

All that portion of the Southeast quarter of the Southwest quarter of Section 1, Township 27 North, Range 6 East, W.M., in Snohomish County, Washington, described as follows:

Beginning at the intersection of the Southerly boundary line of county road, being Main Street, in Town of Monroe, produced Westerly with the West boundary line of the pole power right of way of Puget Sound Power and Light Company;

Thence Southwesterly along the South boundary of said Main Street, 350 feet to the true point of beginning;

Thence South 150 feet;

Thence Southwesterly parallel to the South line of Main Street 325 feet;

Thence Northwesterly to a point on the Southerly line of said Main Street, which is 350 feet Southwesterly measured along said Southerly line of Main Street, from the point of beginning;

Thence Northeasterly along the Southerly line of Main Street 350 feet to the true point of beginning;

ALSO that portion of the Southeast quarter of the Southwest quarter of Section 1, Township 27 North, Range 6 East, W.M., in Snohomish County, Washington, described as follows:

Beginning at the point of intersection of the Southerly boundary line of the county road for state highway, known as Main Street, in the Town of Monroe, with the Westerly boundary line of the Puget Sound Power & Light Company power line right of way;

Thence Southwesterly along said boundary line of Main Street, 700 feet;

Thence Southeasterly along the boundary line between land conveyed to Monroe Christian Reformed Church and land conveyed to Ray Alfred Moore and wife, by deeds filed for record under Auditor's File No(s). 1019210 and 1190786, respectively, a distance of 140 feet, more or less, to the most Southerly corner of said Monroe Christian Reformed Church tract, the true point of beginning of this description;

Thence from said point of beginning, running Northeasterly along the Southerly line of said Church tract, 325 feet to the West line of land conveyed to W. Vincent Nelson and wife by deed filed for record under Auditor's File No. 800341;

Thence South 161 feet to the most Southerly corner of said Nelson tract;

Thence Southwesterly, parallel with the Southerly line of the county road, known as Main Street, a distance of 300 feet, more or less, to intersect the boundary lien between the aforementioned Monroe Christian Reformed Church and Ray Alfred Moore tract produced Southeasterly;

Thence Northwesterly 150 feet, more or less, to the point of beginning.

Situate in the County of Snohomish, State of Washington.

END OF SCHEDULE A

SCHEDULE B EXCEPTIONS

1. The Land is situated within the boundaries of local taxing authority of City of Monroe.

CAUTION: Washington has a graduated excise tax rate for sales occurring on or after 1/1/2023 for most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing.

The rate of real estate excise tax to a sale on or after 1/1/2023 for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$525,000 or less;
1.28% on any portion of the sales price above \$525,000, up to \$1,525,000;
2.75% on any portion of the sales price above \$1,525,000, up to \$3,025,000;
3.00% on any portion of the sales price above \$3,025,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments. If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

2. General taxes and potential supplemental assessments, including other amounts due thereunder, which results from any change in tax exempt status. The land is currently carried on the tax rolls as exempt from taxes. On the date of a conveyance or change in use which removes it from exempt status, the land will become subject to general property taxes from that date forward.

In addition, supplemental assessments for general property taxes for prior years also be levied against the land. For further information regarding the above, contact the Snohomish County Assessor's Office: 425-388-3540.
Tax Account No. 27-0601-003-072-00

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:

Christian Reformed Church- Monroe
1012 W. Main St
Monroe, WA 98272

3. Liability, if any, for personal property taxes pursuant to R.C.W. 84.56.070 wherein no conveyance can be made without prepayment of said tax, including advanced tax.

Any question should be directed to the Personal Property Tax Department of the County wherein the property is located.

4. The legal description in this commitment is based upon information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company, prior to closing, if the description does not conform to their expectations.
5. Unrecorded leaseholds, if any; rights of vendors and holders of security interest on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.
6. Matters affecting security interests in personal property which may be disclosed by a search of the Uniform Commercial Code (UCC) records at the Washington State Department of Licensing in Olympia.
7. We find no pertinent matters of record against the name(s) of the vested owners.
8. We find no conveyances within the last 36 months.

NOTE: The Recording No(s). of the Deeds under which title is held are: [1019210](#) and [1520894](#)

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
10. Easement and the terms and conditions thereof:
Purpose: Water pipe line together with ingress and egress
Area affected: a portion of said premises
Recorded: March 21, 1962
Recording No.: [1520895](#)
11. Affidavit Regarding Boundary Line Adjustment and the terms and conditions thereof:
Recorded: February 17, 1981
Recording No.: [8102170154](#)
12. Easement and the terms and conditions thereof:
Grantee: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution line(s)
Area affected: a portion of said premises
Recorded: July 2, 1987
Recording No.: [8707020160](#)
13. Easement and the terms and conditions thereof:
Grantee: New Hope Fellowship
Purpose: Parking easement
Area affected: a portion of said premises
Recorded: January 11, 2012
Recording No.: [201201110426](#)

END OF SCHEDULE B EXCEPTIONS

Additional Notes:

- A. Abbreviated Legal Description: Ptn of the SEQ SWQ 1-27-6E, Snohomish County
- B. Property Address: 1012 W Main Street, Monroe, WA 98272

PRIVACY POLICY

WE ARE COMMITTED TO SAFEGUARDING CUSTOMER INFORMATION

IN ORDER TO BETTER SERVE YOUR NEEDS NOW AND IN THE FUTURE, WE MAY ASK YOU TO PROVIDE US WITH CERTAIN INFORMATION. WE UNDERSTAND THAT YOU MAY BE CONCERNED ABOUT WHAT WE WILL DO WITH SUCH INFORMATION – PARTICULARLY ANY PERSONAL OR FINANCIAL INFORMATION. WE AGREE THAT YOU HAVE A RIGHT TO KNOW HOW WE WILL UTILIZE THE PERSONAL INFORMATION YOU PROVIDE TO US. THEREFORE, WE HAVE ADOPTED THIS PRIVACY POLICY TO GOVERN THE USE AND HANDLING OF YOUR PERSONAL INFORMATION.

APPLICABILITY

DEPENDING UPON WHICH OF OUR SERVICES YOU ARE UTILIZING, THE TYPES OF NONPUBLIC PERSONAL INFORMATION THAT WE MAY COLLECT INCLUDE:

- INFORMATION WE RECEIVE FROM YOU ON APPLICATIONS, FORMS AND IN OTHER COMMUNICATIONS TO US, WHETHER IN WRITING, IN PERSON, BY TELEPHONE OR ANY OTHER MEANS;
- INFORMATION ABOUT YOUR TRANSACTIONS WITH US, OUR AFFILIATED COMPANIES, OR OTHERS, AND
- INFORMATION WE RECEIVE FROM A CONSUMER REPORTING AGENCY.

USE OF INFORMATION

WE REQUEST INFORMATION FROM YOU FOR YOUR OWN LEGITIMATE BUSINESS PURPOSES AND NOT FOR THE BENEFIT OF ANY NONAFFILIATED PARTY. THEREFORE, WE WILL NOT RELEASE YOUR INFORMATION TO NONAFFILIATED PARTIES EXCEPT: (1) AS NECESSARY FOR US TO PROVIDE THE PRODUCT OR SERVICES YOU HAVE REQUESTED OF US; OR (2) AS PERMITTED BY LAW. WE MAY, HOWEVER, STORE SUCH INFORMATION INDEFINITELY, INCLUDING THE PERIOD AFTER WHICH ANY CUSTOMER RELATIONSHIP HAS CEASED. SUCH INFORMATION MAY BE USED FOR ANY INTERNAL PURPOSE, SUCH AS QUALITY CONTROL EFFORTS OR CUSTOMER ANALYSIS. WE MAY ALSO PROVIDE ALL OF THE TYPES OF NONPUBLIC PERSONAL INFORMATION LISTED ABOVE TO ONE OR MORE OF OUR AFFILIATED COMPANIES. SUCH AFFILIATED COMPANIES INCLUDE FINANCIAL SERVICE PROVIDERS, SUCH AS TITLE INSURERS, PROPERTY AND CASUALTY INSURERS, AND TRUST AND INVESTMENT ADVISORY COMPANIES, OR COMPANIES INVOLVED IN REAL ESTATE SERVICES, SUCH AS APPRAISAL COMPANIES, HOME WARRANTY COMPANIES AND ESCROW COMPANIES.

FORMER CUSTOMERS

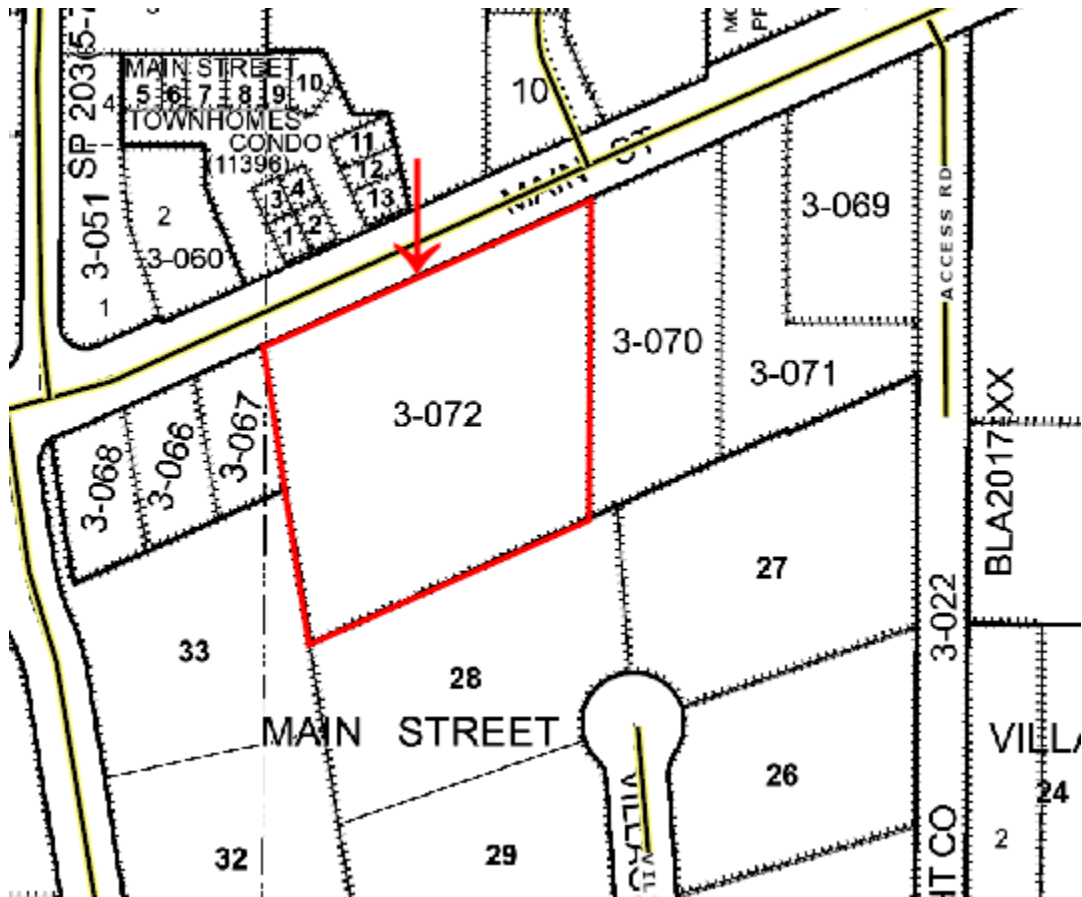
EVEN IF YOU ARE NO LONGER OUR CUSTOMER, OUR PRIVACY POLICY WILL CONTINUE TO APPLY TO YOU.

CONFIDENTIALITY AND SECURITY

WE WILL USE OUR BEST EFFORTS TO ENSURE THAT NO UNAUTHORIZED PARTIES HAVE ACCESS TO ANY OF YOUR INFORMATION. WE RESTRICT ACCESS TO NONPUBLIC PERSONAL INFORMATION ABOUT YOU TO THOSE INDIVIDUALS AND ENTITIES WHO NEED TO KNOW THAT INFORMATION TO PROVIDE PRODUCTS OR SERVICES TO YOU. WE WILL USE OUR BEST EFFORTS TO TRAIN AND OVERSEE OUR EMPLOYEES AND AGENTS TO ENSURE THAT YOUR INFORMATION WILL BE HANDLED RESPONSIBLY AND IN ACCORDANCE WITH THIS PRIVACY POLICY. WE CURRENTLY MAINTAIN PHYSICAL, ELECTRONIC, AND PROCEDURAL SAFEGUARDS THAT COMPLY WITH FEDERAL REGULATIONS TO GUARD YOUR NONPUBLIC PERSONAL INFORMATION.



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This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.