

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500154399**  
**Revision 3**

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

## GUARANTEES

Land Pro Group Inc

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:

*Kristy Jeglum*

Kristy Jeglum  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

*Michael J. Nolan*

Michael J. Nolan, President

Attest:

*Marjorie Nemzura*

Marjorie Nemzura, Secretary

<b>ISSUING OFFICE:</b>
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**

<b>Liability</b>	<b>Premium</b>	<b>Tax</b>
\$1,000.00	\$350.00	\$34.65

Effective Date: May 28, 2025 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:](#)

South Lake Ridge, 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): [280636-001-013-00](#) and [280636-002-006-00](#)

**PARCEL A:**

TRACT 1 OF SNOHOMISH COUNTY LARGE TRACT SEGREGATION 31(7-80) RECORDED UNDER [AUDITOR'S FILE NO. 8103090166](#), BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE CITY OF MONROE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL B:**

LOT 4, SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 7802060255 RECORDS OF SNOHOMISH COUNTY ALSO KNOWN AS THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.,

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.

**THE FOLLOWING EXCEPTIONS AFFECT PARCEL A:**

2. Right of way contract, and the terms and conditions thereof:

In favor of: Pacific Northwest Pipeline Corporation over an undisclosed portion of the northwest quarter of the northeast quarter  
For: Pipelines  
Recording No.: [1244293](#)

Note: Said easement is also delineated and/or dedicated on the face of the large tract segregation.

3. Covenant to Share in Maintenance Costs of a Well System and the terms and conditions thereof:

Recording No.: 1817620

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

Purpose: ingress, egress and utilities  
Recording Date: November 16, 1967  
Recording No.: 1997790

5. Easement agreement, and the terms and conditions thereof:

Purpose: ingress, egress and utilities  
Recording Date: May 9, 1974  
Recording No.: [2339328](#)

6. Agreement and the terms and conditions thereof:

Executed by: Northwest Pipeline Corporation and City of Monroe  
Recording Date: February 14, 1978  
Recording No.: [7802140393](#)  
Regarding: Placement of water transmission main within easement

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

Granted to: City of Monroe  
Purpose: Water line  
Recording Date: July 12, 1978  
Recording No.: [7807120154](#), [7807120155](#) and [7807120156](#)  
Affects: As described therein

**SCHEDULE B**

(continued)

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  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: April 6, 1979  
 Recording No.: 7904060264  
 Affects: A portion

9. 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: Distribution lines  
 Recording Date: December 18, 1980  
[Recording No.:](#) [8012180193](#)  
 Affects: The description contained therein is not sufficient to determine its exact location within the property herein described.

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

Granted to: Michael J. Bride  
 Purpose: Ingress, egress and utilities  
 Recording Date: March 16, 1989  
[Recording No.:](#) [8903160055](#)  
 Affects: West 20 feet of subject property

11. 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 Large Tract Segregation Number Lts 31(7-80):

[Recording No:](#) [8103090166](#)

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 23, 1997  
[Recording No.:](#) [9701230254](#)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9806025004

**SCHEDULE B**

(continued)

- 14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9807305001

- 15. Reimbursement Agreement for sewer system and the terms and conditions thereof:

Recording Date: November 22, 1999  
 Auditor No.: 9911220565

- 16. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

**THE FOLLOWING EXCEPTIONS AFFECT PARCEL B:**

- 17. Right of the State of Washington in and to all existing, future or potential easements of access, light, view, and air and all rights of ingress and egress to, from, and between primary state highway and the herein described property as disclosed by warranty deed recorded under Auditor's File Number 2310311

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

Disclosed by: Real estate contract  
 Purpose: Ingress and egress  
 Recording Date: May 16, 1975  
 Recording No.: 2386129  
 Affects: Undisclosed portion

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

Disclosed by: Real estate contract  
 Purpose: Ingress and egress  
 Recording Date: May 16, 1975  
 Recording No.: 2386134  
 Affects: Undisclosed portion

- 20. 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: 7802060255

Note: Amended by document recorded under Auditor's File No. 201702030237

**SCHEDULE B**

(continued)

21. 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 line  
 Recording Date: June 26, 1979  
 Recording No.: 7906260226  
 Affects: a portion
22. 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 line together with rights of ingress and egress  
 Recording Date: April 6, 1979  
 Recording No.: 7904060264  
 Affects: North 30 Feet
23. Right to enter said premises to make repairs, and the right to cut brush and trees which constitute a menace or danger to utility lines located on property adjoining said premises, as granted by instrument recorded under Recording Number 7904060264
24. City of Monroe Reimbursement Agreement and the terms and conditions thereof:
- Recording Date: November 22, 1999  
[Recording No.:](#) [9911220565](#)
25. Any question due to location of a fence as disclosed by the Survey of Skycroft, a Plat Community:
- Recording No: 202007085003
26. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
27. 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**

**SCHEDULE B**