

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

50054876c

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Reid Development Group

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

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: September 10, 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:](#)

Shirley M. Trombley, Trustee of Shirley M. Trombley Living Trust dated July 31, 2019

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): 280636-001-012-00

That portion of the East half of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 6 East of the Willamette Meridian lying North of that certain 60.00 foot wide strip of land conveyed to Beverly Development Company and Aurthur L. Fleenor and Ethel E. Fleenor by Statutory Warranty Deed filed May 9, 1974 under [Auditor's File No. 2339324](#) in Volume 775, page 480, records of Snohomish County, Washington, said strip described as follows:

A strip of land 60 feet wide, being 30 feet on each side of and parallel with a centerline described as follows:

Commencing at a point on the East line of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 6 East of the Willamette Meridian, which is 738.71 feet South of the Northeast corner thereof;
thence West at right angles to said East line, or 228.71 feet;
thence Northwesterly to the Southeast corner of the Northwest quarter of the Northwest quarter of the Northeast quarter (being also the Northeast corner of the Southwest quarter of the Northwest quarter of the Northeast quarter), of Section 36, Township 28 North, Range 6 East of the Willamette Meridian;

Except that portion thereof described as follows:

Commencing at the Northeast corner of the Northwest corner of the Northeast quarter of Section 36, Township 28 North, Range 6 East of the Willamette Meridian;
thence South 500 feet, along the East line of said quarter, to the true point of beginning;
thence continuing South, along said East line of said quarter, 208.71 feet;
thence at right angles to said East line, 228.71 feet;
thence North and parallel with said East line 208.71 feet;
thence East, at right angles to said East line, 228.71 feet, more or less, to the true point of beginning;

Also except that portion thereof described as follows:

Beginning at the Northwest corner of the East half of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 6 East of the Willamette Meridian;
thence East, along the North line of said subdivision for 208.71 feet;
thence South, at right angles to the North line of the Northeast quarter of said Section 36, for a distance of 208.71 feet;
thence West, parallel with the North line of the Northeast quarter for 280.71 feet to the West line of the East half of the Northwest quarter of the Northeast quarter of said Section 36;
thence North along said West line for 208.71 feet to the Point of Beginning.

Less county road.

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. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to

County/City/State: Snohomish County
 Name of Street or Highway: public road
 Recording Date: October 9, 1950
[Recording No.:](#) [978594](#)

3. Right of Way Contract including the terms, covenants and provisions thereof:

Grantee: Pacific Northwest Pipeline Corporation
 Purpose: Pipeline(s) for transportation of oil, gas and the products thereof
 Recording Date: July 11, 1957
[Recording No.:](#) [1244293](#)
 Affects: Portion of said premises approximately as delineated therein

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

Purpose: Well and waterworks
 Recording Date: October 15, 1965
[Recording No.:](#) [1817620](#)
 Affects: Said premises

Note: Said easement discloses that each party shall share equally in the expense of maintain said well and each shall be individually responsible for lateral lines

5. Right of Way Agreement including the terms, covenants and provisions thereof:

Between: Stuart T. Trombley and Leona E. Trombley
 And: Tele-Vue Systems, Inc.
 Purpose: Underground communication, telephone and power service transmission and/or distribution system
 Recording Date: June 19, 1969 and July 3, 1985
 Recording No.: [2099375](#) and [8507030058](#)
 Affects: Portion of said premises approximately as delineated therein

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

Granted to: City of Monroe
 Purpose: Water transmission line and necessary connections and appurtenances, together with the right of ingress and egress therefrom
 Recording Date: July 12, 1978
[Recording No.:](#) [7807120165](#)
 Affects: Portion of Said premises and other property

SCHEDULE B

(continued)

7. 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: 8709105006](#)
8. 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: 8904275001](#)
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 and Verizon Northwest Inc.
Purpose: Underground and/or overhead electric transmission and/or distribution system
Recording Date: August 23, 2006
[Recording No.:](#) [200608230283](#)
Affects: That portion of Said premises lying Easterly of a line drawn parallel with and 30 feet Westerly of the centerline of road (191st Ave SE)
10. Temporary Construction/Grading easement and Septic Abandonment and Sewer Connection Agreement and the terms and conditions thereof
- Recording Date: September 16, 2025
[Recording No.:](#) [202509160326](#)
11. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
- Entitled: Real Property Lease
Lessor: Thomas L. Trombley
Lessee: Trombley Heights, LLC
Recording Date: October 15, 2010
[Recording No.:](#) [201010150470](#)
- First Amendment to the Real Property Lease recorded under [Auditor's File No. 201210020351](#).

SCHEDULE B

(continued)

12. 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