

"Title Report"

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

70238383

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Ticor Title 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.

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Ticor Title Company
2825 Colby Ave, Ste. 300
Everett, WA 98201

Countersigned By:

Susan Schmitt
Authorized Officer or Agent



**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

GUARANTEE/CERTIFICATE NO. 70238383

ISSUING OFFICE:
Title Officer: Georgia Hallett Ticor Title Company 2825 Colby Ave, Ste. 300 Everett, WA 98201 Phone: 425-586-6966 Fax: 866-878-4473 Main Phone: (425)255-7472 Email: georgia.hallett@ticortitle.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: October 2, 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:

Ron L. Petrick and Joy L. Petrick, husband and wife

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

LOT 1, MOUNTAINVIEW MANOR, DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 149 THROUGH 153, RECORDS OF THE SNOHOMISH COUNTY AUDITOR.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS:

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

GENERAL EXCEPTIONS

1. 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 the Plat of Mountain View Manor Division 1:

Recording No: 9605225005

2. Covenants, conditions, restrictions and easements 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: May 22, 1996

Recording No.: 9605220440

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 1996

Recording No.: 9610160163

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Mountain View Manor Div. 1 Homeowners Association

Recording Date: May 22, 1996

Recording No: 9605220440

SCHEDULE B
(continued)

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: 008563-000-001-00
Levy Code: 00530
Assessed Value-Land: \$328,000.00
Assessed Value-Improvements: \$337,100.00

General and Special Taxes:
Billed: \$5,396.31
Paid: \$5,396.31
Unpaid: \$0.00

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$100,000.00
Dated: March 8, 2018
Trustor/Grantor: Ron L. Petrick and Joy L. Petrick , Husband and Wife
Trustee: Wells Fargo Bank, N.A.
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: March 20, 2018
Recording No.: 201803200754

*L.O.C.
(zero bal)*

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

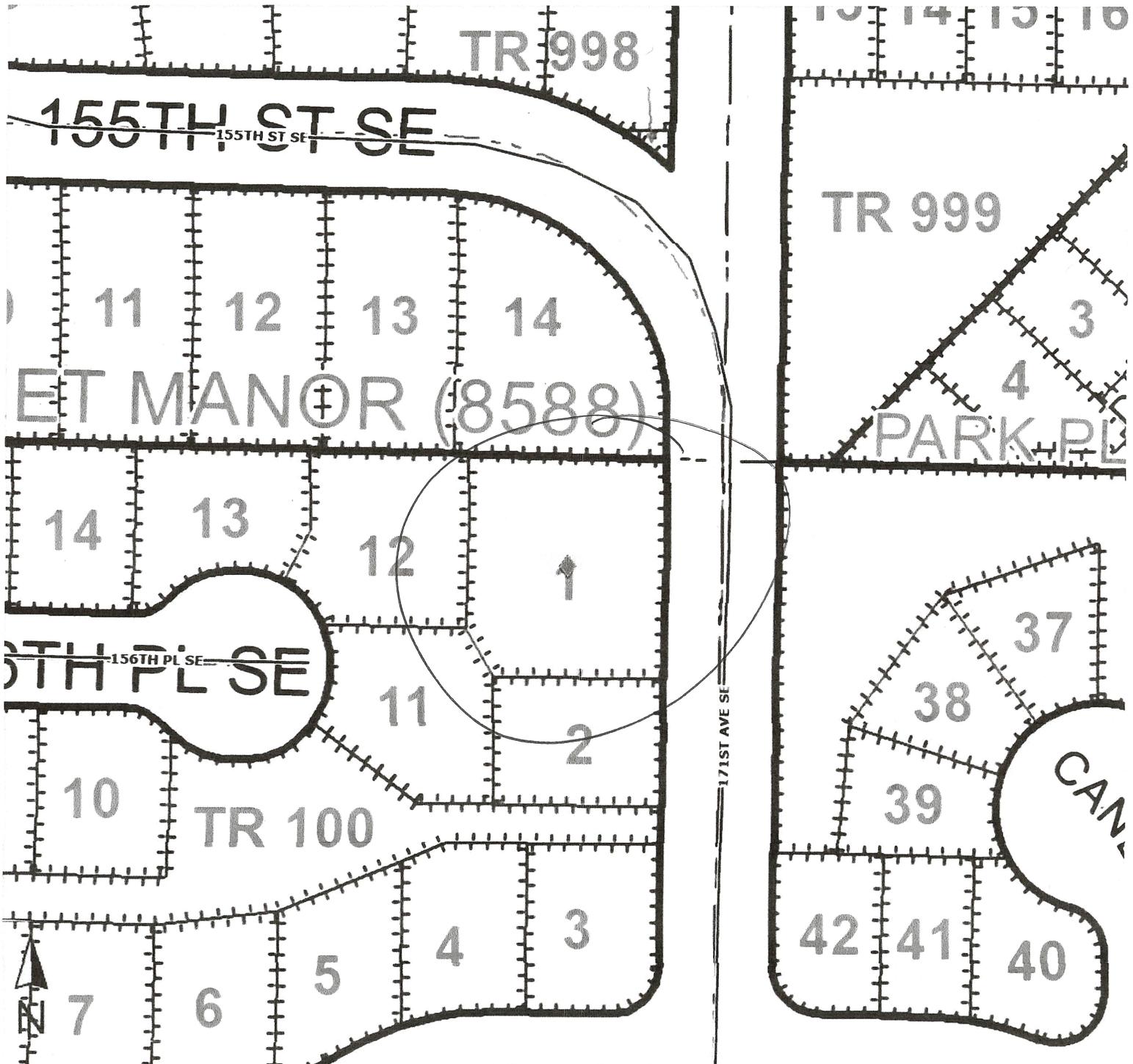
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LT 1, MOUNTAINVIEW MANOR, DIV NO. 1, SNOHOMISH COUNTY, WA
Tax Account No.: 008563-000-001-00

Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

15606 171st Ave SE
Monroe, WA 98272

END OF SCHEDULE B



Note: This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.