

### SUBDIVISION GUARANTEE

**Guarantee No.:** G-6329-000000634

**Fee:** \$600.00

**Order No.:** 724343RT

**Effective Date:** September 11, 2017



**Stewart Title Guaranty Company** (the "Company"), guarantees the County of Snohomish and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

**Countersigned by:**

*Brenda McCoy*



*[Signature]*  
Senior Chairman of the Board

*[Signature]*  
Chairman of the Board

*[Signature]*  
President



Rainier Title, LLC  
Company

Everett, WA  
City, State

Guarantee Serial No.: G-6329-000000634

# SUBDIVISION GUARANTEE

## SCHEDULE A

**Order Number:** 724343RT

Prepared by: Rainier Title, LLC  
**Guarantee No.:** G-6329-000000634

**Effective Date:** September 11, 2017 at 8:00 A.M.

Premium: \$600.00  
Tax: \$60.00  
Total: \$660.00

### OWNERS:

Skyridge Estates II, LLC, a Washington limited liability company, as to Parcel A; Timothy K. Albers, as a separate estate, as to Parcels B and C; Russell J. Drivstuen and Jana M. Drivstuen, husband and wife, as to Parcel D

### LEGAL DESCRIPTION:

**See Attached Exhibit A**

### SUBJECT TO:

1. Payment of real estate excise tax, if required, pursuant to the authority of RCW Chapter 82.45, and subsequent amendments thereto.

The property described herein is situated within the boundaries of local taxing authority of Unincorporated Snohomish County. As of the effective date herein, the real estate excise tax rate is 1.78%.

2. General taxes and charges: 1st half delinquent May 1, if not paid; 2nd half delinquent November 1, if not paid.

Year: 2017  
Amount billed: \$2,528.70  
Amount paid: \$1,264.35  
Amount unpaid: \$1,264.35  
Tax Account No.: 28-0829-001-007-00

Levy code: 03370  
Use Code: 830  
Assessed value of land: \$250,000.00  
Assessed value  
of improvements: \$188,800.00  
Affects: Parcel A

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:  
Skyridge Estates II, LLC  
3713 Chippewa Tr.  
Billings, MT 59106

## SUBDIVISION GUARANTEE

3. General taxes and charges: 1st half delinquent May 1, if not paid; 2nd half delinquent November 1, if not paid.

Year: 2017  
Amount billed: \$3,295.66  
Amount paid: \$1,647.83  
Amount unpaid: \$1,647.83  
Tax Account No.: 28-0829-002-007-00

Levy code: 03370  
Use Code: 830  
Assessed value of land: \$152,600.00  
Assessed value  
of improvements: \$167,600.00  
Affects: Parcel B

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:  
Timothy K. Albers  
31419 124th Street S.E.  
Sultan, WA 98294-9604

4. General taxes and charges for the year 2017, which have been paid.

Amount: \$19.07  
Tax Account No.: 28-0829-002-009-00

Levy code: 03370  
Use Code: 830  
Assessed value of land: \$14,700.00  
Assessed value  
of improvements: \$0.00  
Affects: Parcel C

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:  
Timothy K. Albers  
31419 124th Street S.E.  
Sultan, WA 98294-9604

5. Delinquent general taxes and charges:

Year: 2017  
Amount billed: \$2,971.99  
Amount paid: \$0.00  
Amount unpaid: \$2,971.99, plus interest and penalties  
Tax Account No.: 28-0829-002-008-00

Levy code: 03370  
Use Code: 111  
Assessed value of land: \$121,300.00  
Assessed value  
of improvements: \$122,300.00  
Affects: Parcel D

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:  
Russell J. and Jana M. Drivstuen  
31323 124th Street S.E.  
Sultan, WA 98294-9604

## SUBDIVISION GUARANTEE

6. The lands described herein have been classified as farm and agricultural land, disclosed by Notice recorded under Recording No. [8205190143](#), and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said land requires execution of a Notice of Continuation form attached to the Excise Tax Affidavit.

For further information regarding the above, please contact the Snohomish County Assessor at 425-388-3540.

Affects: Parcels B and C

7. The lands described herein have been classified as farm and agricultural land, disclosed by Notice recorded under Recording No. [8705110279](#), and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said land requires execution of a Notice of Continuation form attached to the Excise Tax Affidavit.

For further information regarding the above, please contact the Snohomish County Assessor at 425-388-3540.

Affects: Parcel A

8. Deed of Trust and the terms and conditions thereof:  
Grantor: Skyridge Estates II, LLC, a Washington limited liability company  
Trustee: Chicago Title Insurance Company  
Beneficiary: Cowlitz Bank dba Bay Bank  
Original amount: \$1,974,972.00  
Dated: January 30, 2009  
Recorded: February 17, 2009  
Recording No.: [200902170498](#)  
Affects: Parcel A and includes other property

We note that said Deed of Trust was recorded without a complete legal description attached.

Assignment of the Deed of Trust:

Assignee: CADC/RADC Venture 2011-1, LLC, a Delaware limited liability company  
Recorded: November 3, 2011  
Recording No.: [201111030053](#)

Denise J. Lukins was appointed Successor Trustee under the Deed of Trust.

Recorded: August 9, 2012  
Recording No.: [201208090363](#)

9. Assignment of Rents and the terms and conditions thereof:  
Assignor: Skyridge Estates, LLC, a Washington limited liability company  
Assignee: Horizon Bank  
Dated: September 21, 2009  
Recorded: October 22, 2009  
Recording No.: [200910220177](#)  
Affects: Parcels B and C

We note that said Assignment of Rents makes reference to a Promissory Note dated September 21, 2009 in the original principal amount of \$339,942.67. We find no recorded document of record.

## SUBDIVISION GUARANTEE

10. Deed of Trust and the terms and conditions thereof:  
Grantor: Timothy K. Albers, an unmarried person  
Trustee: First American Title Insurance Company  
Beneficiary: Mortgage Electronic Registration System, Inc., acting solely as nominee for HomeStreet Bank, a Washington State chartered savings bank  
  
Original amount: \$205,000.00  
Dated: May 14, 2014  
Recorded: May 27, 2014  
Recording No.: [201405270154](#)  
Affects: Parcels B and C
  
11. Memorandum of Option and Land Lease Agreement, and the terms and conditions thereof:  
Lessor: Skyridge Estates, LLC, a Washington limited liability company  
Lessee: Seattle SMSA Limited Partnership d/b/a Verizon Wireless  
  
Dated: May 10, 2010  
Recorded: June 24, 2010  
Recording No.: [201006240037](#)  
Affects: Parcel B
  
12. Subordination, Consent, Non-disturbance and Attornment Agreement, and the terms and conditions thereof:  
Recorded: May 27, 2014  
Recording No.: [201405270155](#)  
Affects: Parcels B and C
  
13. Deed of Trust and the terms and conditions thereof:  
Grantor: Russell J. Drivstuen and Jana M. Drivstuen, husband and wife  
Trustee: Chicago Title  
Beneficiary: Mortgage Electronic Registration System, Inc., acting solely as nominee for Bay Equity LLC  
  
Original amount: \$257,250.00  
Dated: March 26, 2016  
Recorded: March 29, 2016  
Recording No.: [201603290756](#)  
Affects: Parcel D
  
14. We find no pertinent matters of record against the name(s) of the vested owners.
  
15. We find no conveyances within the last 36 months.  
  
NOTE: The Recording No. of the Deed under which title is held is: [200702130280](#).  
Affects: Parcel A  
  
NOTE: The Recording No. of the Deed under which title is held is: [201405270153](#).  
Affects: Parcels B and C
  
16. The following conveyances were recorded within the last 36 months:  
  
Statutory Warranty Deed recorded under Recording No. [201411120921](#);  
Affects: Parcel D

## SUBDIVISION GUARANTEE

17. Reservations and other matters contained in deed:

Recording No.: [34340](#)  
Affects: Parcel A

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. Reservations contained in deed from the Northern Pacific Railroad Company recorded August 26, 1902, under Recording No. [74037](#), as follows:

Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for mining operations, and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron for the purpose of exploring, developing and working the same.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects: Parcel A

19. Easement and the terms and conditions thereof:

Grantee: United States of America  
Purpose: Transmission lines  
Area affected: a portion of Parcel A  
Recorded: May 21, 1948  
Recording No.: [880356](#)

20. 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 Parcel A  
Recorded: January 24, 1956  
Recording No.: [1268779](#)

21. 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 Parcel A  
Recorded: November 20, 1972  
Recording No.: [2271985](#)

22. Snohomish County "Right to Farm" Disclosure Statement and the terms and conditions thereof:

Recorded: February 13, 2007  
Recording No.: [200702130279](#)  
Affects: Parcel A

23. Easement and the terms and conditions thereof:

Grantee: Wallace Lumber & Manufacturing Co.  
Purpose: Right of way  
Area affected: a portion of Parcels B and C  
Recorded: March 18, 1922  
Recording No.: [295731](#)

## SUBDIVISION GUARANTEE

24. Exceptions and reservations contained in deed from Weyerhaeuser Timber Company, a Washington corporation, recorded August 26, 1929, under Recording No. [460048](#), whereby the first party expressly saves, excepts and reserves out of the grant hereby made unto itself, its successors and assigns forever, all ores and minerals of any nature whatsoever in or upon said lands, including coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals, and for the purpose of drilling, opening, developing and working mines and wells hereon, and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purpose; provided that the second party, their heirs, representatives, successors or assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon by the exercise of any rights herein reserved; but provided further that the exercise of such right by the first party shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects: Parcels B and C

25. Easement and the terms and conditions thereof:  
Grantee: United States of America  
Purpose: Electric power transmission line  
Area affected: a portion of Parcels B and C  
Recorded: July 20, 1948  
Recording No.: [886384](#)
26. Easement and the terms and conditions thereof:  
Grantee: Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc.  
Purpose: Electric transmission and/or distribution line(s)  
Area affected: a portion of Parcels B and C  
Recorded: December 18, 1973  
Recording No.: [2323210](#)
27. 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 Parcels B and C  
Recorded: February 1, 1980  
Recording No.: [8002010193](#)

Said Easement replaces and supersedes Easement recorded under Recording No. 1268776.

28. Reservations and other matters contained in deed:  
Recorded: October 6, 1932  
Recording No.: [522684](#)  
Affects: Parcel D

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

## SUBDIVISION GUARANTEE

29. Agreement and the terms and conditions thereof:  
Recorded: September 21, 1933  
Recording No.: [533422](#)  
Regarding: Town reservoir and road use  
Affects: Parcel D

A copy of said Agreement was recorded under Recording No. [9208170454](#).

30. Easement and the terms and conditions thereof:  
Grantee: United States of America  
Purpose: Electric power transmission lines  
Area affected: a portion of Parcel D  
Recorded: February 20, 1948  
Recording No.: [871122](#)
31. 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 Parcel D  
Recorded: August 12, 1993  
Recording No.: [9308120522](#)
32. Matters set forth by survey:  
Recorded: May 16, 1984  
Recording No.: [8405165004](#)
33. Matters set forth by survey:  
Recorded: June 2, 1999  
Recording No.: [199906025004](#)
34. Matters set forth by survey:  
Recorded: October 30, 2001  
Recording No.: [200110305003](#)
35. Matters set forth by survey:  
Recorded: November 16, 2006  
Recording No.: [200611165002](#)

This Guarantee 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 any 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 matters shown, or opinion as to the marketability of title to the land.



## SUBDIVISION GUARANTEE

Order No.: 724343RT

Guarantee No.: G-6329-00000634

### EXHIBIT A

#### Parcel A:

The Southwest quarter of the Northeast quarter of Section 29, Township 28 North, Range 8 East, W.M., in Snohomish County, Washington;  
Except the South 660 feet of the West 660 feet thereof;  
Except the East 200 feet of the West 860 feet of the South 435 feet thereof;  
Except the South 396 feet of the East 330 feet thereof;  
Except Glidden Road.

#### Parcel B:

The East quarter of the Southeast quarter of the Northwest quarter of Section 29, Township 28 North, Range 8 East, W.M., in Snohomish County, Washington;  
Except the South 30 feet thereof; and  
Except the East 30 feet thereof.

#### Parcel C:

The East 30 feet of the East quarter of the Southeast quarter of the Northwest quarter of Section 29, Township 28 North, Range 8 East, W.M., in Snohomish County, Washington;

And the South 30 feet of said East quarter of the Southeast quarter of the Northwest quarter of Section 29, Township 28 North, Range 8 East, W.M., in Snohomish County, Washington.

#### Parcel D:

The East 165 feet of the West 3/4th of the Southeast quarter of the Northwest quarter of Section 29, Township 28 North, Range 8 East, W.M., in Snohomish County, Washington;

Except the South 30 feet for road.

Situate in the County of Snohomish, State of Washington.

**End of Schedule A**

## SUBDIVISION GUARANTEE

### STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

#### WHAT DO/DOES THE RAINIER TITLE LLC AND STEWART TITLE GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Rainier Title LLC and Stewart title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Rainier Title LLC and Stewart Title Guaranty Company, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For nonaffiliates to market to you.</b> Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

## SUBDIVISION GUARANTEE

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. We do not control their subsequent use of information, and suggest you refer to their privacy notices.

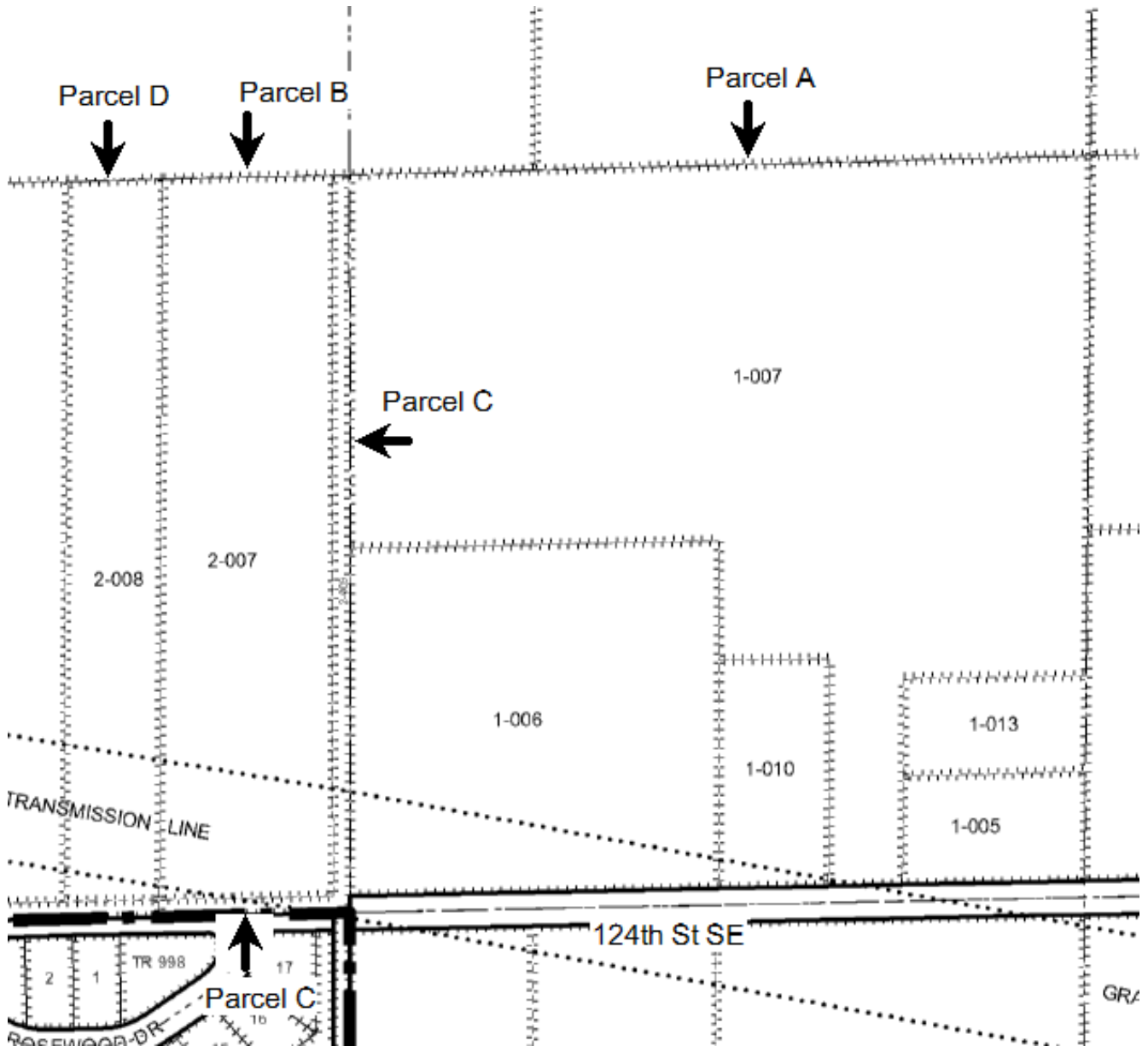
<b>Sharing practices</b>	
<b>How often do/does Rainier Title LLC and Stewart Title Guaranty Company notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do/does Rainier Title LLC and Stewart Title Guaranty Company protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How do/does Rainier Title LLC and Stewart Title Guaranty Company collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"><li>• request insurance-related services</li><li>• provide such information to us</li></ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

### **Contact Us**

If you have any questions about this privacy notice, please contact us at: 2722 Colby Avenue, Suite 125; Everett, WA 98201, or call 888 828.0018



Order No. 724343RT



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.