



First American

First American Title Insurance Company

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Title Order No.: 4229-3977170
Customer Ref: 8021 20th St SE, Lake Stevens, WA 98258

LIMITED LIABILITY CERTIFICATE
SCHEDULE A

Effective Date: July 19, 2022 at 8.00 a.m.

Liability:	\$ 5,000.00
Charge:	\$ 350.00
Tax:	\$ 34.65

1. The estate or interest in the land described herein and which is covered by this certificate is:

FEE SIMPLE

2. The estate or interest referred to herein, according to the public records, is at Date of Certificate vested in:

LAKE STEVENS COMMUNITY FOOD BANK ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION

3. The land referred to in this certificate is situated in the State of Washington, and described as follows:

SEE EXHIBIT A ATTACHED

EXHIBIT A

Order No.: 4229-3977170

Legal Description:

A PORTION OF THE EAST HALF OF LOT 2 AND THE WEST HALF OF LOT 3, BLOCK 3, EAST EVERETT FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 5 OF PLATS, PAGE\(S\) 36](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 3/4" BRASS DISK IN A MONUMENT CASE AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH A LEAD PIPE WITH AN INVERTED NAIL AT THE SOUTH QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 89°53'02" WEST (AN ASSUMED BEARING) AT A DISTANCE OF 2,525.37 FEET;
THENCE NORTH 89°53'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 478.41 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST HALF OF SAID LOT 3;
THENCE NORTH 01°09'50" EAST, ALONG SAID PROLONGATION, FOR A DISTANCE OF 40.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89°53'02" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 305.69 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 2;
THENCE NORTH 01°07'43" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 65.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 105 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 23;
THENCE SOUTH 39°53'02" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 78.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 78 FEET OF THE EAST HALF OF SAID LOT 2;
THENCE NORTH 29°55'03" EAST FOR A DISTANCE OF 88.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 182 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 23;
THENCE SOUTH 89°53'02" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 185.03 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 3;
THENCE SOUTH 01°09'50" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 142.02 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS NEW LOT 1 OF CITY OF LAKE STEVENS BOUNDARY LINE ADJUSTMENT AS DELINEATED ON SURVEY RECORDED UNDER AUDITORS FILE NO. [201901255001](#), AND AS DESCRIBED IN AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. [201901250167](#), IN THE OFFICIAL RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Property Address:

8021 20th St SE
Lake Stevens, WA 98258

Tax Account Number:

00431400300202

*** END OF EXHIBIT A ***

LIMITED LIABILITY CERTIFICATE
SCHEDULE B
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A. GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

B. SPECIAL EXCEPTIONS: As on Schedule B, attached.

SCHEDULE B - continued
 Order No.: 4229-3977170

SPECIAL EXCEPTIONS:

1. This report 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. The liability of the Company is limited to \$5,000.00.
2. General Taxes for the year 2022. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 00431400300202

1st Half

Amount Billed:	\$	1,241.98
Amount Paid:	\$	1,241.98
Amount Due:	\$	0.00
Assessed Land Value:	\$	251,800.00
Assessed Improvement Value:	\$	0.00

2nd Half

Amount Billed:	\$	1,241.98
Amount Paid:	\$	0.00
Amount Due:	\$	1,241.98
Assessed Land Value:	\$	251,800.00
Assessed Improvement Value:	\$	0.00

3. Taxes which may be assessed and extended on any subsequent roll for the tax year 2022, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.
4. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat of East Everett Five Acre Tracts recorded in [Volume 5 of Plats, Page\(s\) 36](#).
5. Easement, including terms and provisions contained therein:
 Recorded: February 15, 1925
 Recording Information: 350992
 In Favor Of: Puget Sound Energy, Inc., a Washington corporation
 For: Electric and/or gas transmission and/or distribution system
6. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. [9105175001](#).
7. The terms and provisions contained in the document entitled "Consent for use of Puget Sound Energy, Inc. Transmission Line Right-of-Way"
 Recorded: September 01, 2010
 Recording No.: [201009010323](#)
8. The terms and provisions contained in the document entitled "Easement Agreement"
 Recorded: June 26, 2015
 Recording No.: [201506260533](#)

9. The terms and provisions contained in the document entitled "Deed and Dedication for Public Right of Way" recorded June 30, 2015 as [201506300146](#) of Official Records.
10. The terms and provisions contained in the document entitled "Deed and Dedication for Public Right of Way" recorded December 19, 2018 as [201812190136](#) of Official Records.
11. The terms and provisions contained in the document entitled "Affidavit of Boundary Line Adjustment"
Recorded: January 25, 2019
Recording No.: [201901250167](#)
12. Terms, covenants, conditions, restrictions, easements, boundary discrepancies and encroachments as contained in recorded Lot Line Adjustment (Boundary Line Revisions):
Recorded: January 25, 2019
Recording Information: [201901255001](#)
13. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: [201904300801](#)
14. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: [201904300802](#)
15. Easement, including terms and provisions contained therein:

In Favor Of: Public Utility District 1 of Snohomish County
Purpose: Electric transmission and/or distribution system
Recorded: November 13, 2019
Recording No.: [201911130559](#)
16. Easement, including terms and provisions contained therein:
Recording Information: [202011040099](#)
In Favor of: Public Utility District No. 1 of Snohomish County
For: Water transmission and distribution line facilities

*** END OF SCHEDULE B ***

NOTES:

1. We don't find any voluntary liens of record affecting subject property. Inquire as to the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

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