



First American

First American Title Insurance Company

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Title Order No.: 4229-3979428
Customer Ref: 195th Street SW, Lynnwood, WA 98036

LIMITED LIABILITY CERTIFICATE
SCHEDULE A

Effective Date: 07-27-2022 at 8.00 a.m.

Liability:	\$ 5,000.00
Charge:	\$ 750.00
Tax:	\$ 74.25

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:

TRINITY LUTHERAN CHURCH, ALSO APPEARING OF RECORD AS TRINITY LUTHERAN CHURCH CONGREGATION OF LYNNWOOD, AND AS TRINITY LUTHERAN CHURCH OF ALDERWOOD MANOR, WASHINGTON, AND AS TRINITY LUTHERAN CHURCH, INC., A WASHINGTON CORPORATION, AND AS LYNNWOOD TRINITY LUTHERAN CHURCH AND AS TRINITY LUTHERAN CHURCH OF LYNNWOOD AND AS TRINITY LUTHERAN CHURCH OF WASHINGTON

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.: 4229-3979428

Legal Description:

PARCEL A:

NEW PARCEL C OF BOUNDARY LINE ADJUSTMENT NO. BLA-007949-2019, ENTITLED: LOT CONSOLIDATION & BOUNDARY LINE ADJUSTMENT FOR LYNNWOOD NEIGHBORHOOD CENTER, ACCORDING TO SURVEY RECORDED JUNE 24, 2019 UNDER RECORDING NO. [201906245005](#), IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

PARCEL 1 (LOT CONSOLIDATION) OF BOUNDARY LINE ADJUSTMENT NO. BLA-007949-2019, ENTITLED: LOT CONSOLIDATION & BOUNDARY LINE ADJUSTMENT FOR LYNNWOOD NEIGHBORHOOD CENTER, ACCORDING TO SURVEY RECORDED JUNE 24, 2019 UNDER RECORDING NO. [201906245005](#), IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL C:

THE SOUTH 245 FEET OF THE WEST 209.6 FEET OF THE EAST 1034.6 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET FOR ROAD;

AND EXCEPT THE SOUTH 10 FEET FOR SECONDARY STATE HIGHWAY NO. 1-W (SR524) AS CONDEMNED BY SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 87247

PARCEL D:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17;
THENCE WEST 750 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 245 FEET;
THENCE WEST 75 FEET;
THENCE SOUTH 245 FEET;
THENCE EAST 75 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET FOR ROAD AND
EXCEPT THE SOUTH 10 FEET FOR SECONDARY STATE HIGHWAY NO. 1-W (SR-524) AS CONDEMNED BY SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 87247

PARCEL E:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST

QUARTER;
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 375 FEET;
THENCE SOUTH 87°47' EAST 300 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 87°47' EAST 90 FEET;
THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 80 FEET;
THENCE NORTH 87°47' WEST 90 FEET;
THENCE SOUTHERLY 80 FEET TO THE TRUE POINT OF BEGINNING

PARCEL F:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER
THENCE NORTH ALONG THE WEST LINE 385 FEET;
THENCE SOUTH 87°47' EAST 390 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 87°47' EAST FOR 109 FEET, MORE OR LESS, TO A POINT WHICH IS 825
FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SUBDIVISION FOR 70 FEET;
THENCE NORTH 87°47' WEST FOR 109 FEET, MORE OR LESS, TO A POINT WHICH IS ON A LINE
DRAWN PARALLEL TO THE WESTERLY LINE OF SAID SUBDIVISION, AND DISTANT THEREFROM 390
FEET, MEASURED ON A LINE WHICH BEARS SOUTH 87°47' EAST FROM SAID WESTERLY LINE;
THENCE SOUTHERLY TO TRUE POINT OF BEGINNING

PARCEL G:

THE SOUTH 102 FEET OF THE FOLLOWING DESCRIBED TRACT

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.;
THENCE NORTH 0°29'39" EAST ALONG WEST LINE OF SAID SUBDIVISION 455 FEET TO THE TRUE
POINT OF BEGINNING;
THENCE SOUTH 87°46'59" EAST 499.69 FEET, MORE OR LESS, TO WEST LINE OF TRACT
CONVEYED TO PACIFIC COAST MORTGAGE COMPANY BY DEED RECORDED UNDER AUDITOR'S FILE
NO. [612453](#);
THENCE NORTH 0°23'46" EAST ALONG WEST LINE OF SAID TRACT 205 FEET, MORE OR LESS, TO A
POINT ON A LINE WHICH IS 660 FEET NORTH OF SOUTH LINE OF SAID SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER;
THENCE NORTH 87°49'14" WEST 499.35 FEET, MORE OR LESS, TO WEST LINE OF SAID
SUBDIVISION;
THENCE SOUTH ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, EXCEPT WEST 285
FEET THEREOF.

EXCEPT THE NORTH 20 FEET THEREOF AS CONVEYED TO CITY OF LYNNWOOD BY DEED
RECORDED FEBRUARY 25, 1964, UNDER AUDITOR'S FILE NO. [1678166](#)

Property Address:

195th Street SW
Lynnwood, WA 98036

Tax Account Number:

27041700402600, 27041700404800, 27041700402800, 27041700404600, 27041700404900,
27041700402200, 27041700403800, 27041700403700, 27041700402601

*** END OF EXHIBIT A ***

LIMITED LIABILITY CERTIFICATE
SCHEDULE B
Page 3

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.: 4229-3979428

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.: 27041700402600

1st Half

Amount Billed:	\$	886.79
Amount Paid:	\$	886.79
Amount Due:	\$	0.00
Assessed Land Value:	\$	196,900.00
Assessed Improvement Value:	\$	0.00

2nd Half

Amount Billed:	\$	886.79
Amount Paid:	\$	0.00
Amount Due:	\$	886.79
Assessed Land Value:	\$	196,900.00
Assessed Improvement Value:	\$	0.00

Affects: PARCEL A

3. 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.: 27041700404800

1st Half

Amount Billed:	\$	1,341.41
Amount Paid:	\$	1,341.41
Amount Due:	\$	0.00
Assessed Land Value:	\$	298,300.00
Assessed Improvement Value:	\$	0.00

2nd Half

Amount Billed:	\$	1,341.42
Amount Paid:	\$	0.00
Amount Due:	\$	1,341.42
Assessed Land Value:	\$	298,300.00
Assessed Improvement Value:	\$	0.00

Affects: PARCEL A

4. Liability, if any, for pro-rata portion of **Real Property** taxes, which are carried on the Snohomish County Tax Rolls, as exempt. Tax account no. 27041700402800, 27041700404600, 27041700404900, 27041700402200, 27041700403800, 27041700403700, 27041700402601.

Affects: PARCELS B, C, D, E, F, G

The taxes for the current year reflect an exemption for DoR Institutional. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

5. There are Personal Property Taxes disclosed in the tax roll. Contact the Snohomish County treasurer for more information.
6. 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.
7. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Volunteers of America Western, Washington, a Washington nonprofit company
Grantee/Beneficiary: the Washington State Department of Commerce, or its successor agency
Trustee: Chicago Title Company of Washington
Amount: \$2,210,000.00
Dated: July 24, 2018
Recorded: July 24, 2018
Recording Information: [201807240636](#)
8. Lease and the terms and conditions thereof as disclosed by Memorandum of Lease.
Lessor: Trinity Lutheran Church, Inc., a Washington nonprofit corporation
Lessee: Volunteers of America Western, Washington, a Washington nonprofit company
Term: 50 Years commencing May 08, 2018
Dated: August 09, 2018
Recorded: October 05, 2018
Recording Information: [201810050351](#)
9. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Volunteers of America Western, Washington, a Washington nonprofit company
Grantee/Beneficiary: the Washington State Department of Commerce, or its successor agency
Trustee: Chicago Title Company of Washington
Amount: \$2,210,000.00
Dated: September 18, 2018
Recorded: October 05, 2018
Recording Information: [201810050391](#)
10. A mortgage to secure an original principal indebtedness of \$1,799,771.14, and any other amounts or obligations secured thereby, recorded December 19, 2014 as [201412190254](#) of Official Records.

Dated: December 15, 2014
Mortgagor: The Trinity Lutheran Church Inc., A Washington Non-profit Corporation
Mortgagee: Thrivent Financial for Lutherans, A Wisconsin Corporation

Affects said premises and other property

First Amendment of Promissory Note and Real Estate Mortgage and Security Agreement and Assignment of Leases and Rents recorded under Recording No. [202007311174](#)

11. Assignment of leases and/or rents and the terms and conditions thereof:
Assignor: The Trinity Lutheran Church Inc., A Washington Non-profit Corporation
Assignee: Thrivent Financial for Lutherans, A Wisconsin Corporation
Recorded: December 19, 2014
Recording Information: [201412190255](#)

First Amendment of Promissory Note and Real Estate Mortgage and Security Agreement and Assignment of Leases and Rents recorded under Recording No. [202007311174](#)

Affects said premises and other property

The lien of said Deed of Trust was subordinated to the lien of the instrument recorded July 24, 2018 and October 05, 2018 under recording no. [201807240636](#) and [201810050391](#) by agreement recorded October 05, 2018 under recording no. [201810050459](#) .

12. The right, title or interest of Volunteers of America Western, Washington, a Washington nonprofit company, as disclosed by instrument recorded under recording number [201807240636](#) and [201810050391](#).
13. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
14. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. [200302045002](#).
15. Easement, including terms and provisions contained therein:
Recording Information: [1613019](#), [1613020](#) and [1613087](#)
In Favor of: City of Lynnwood, a municipal corporation
For: Municipal utilities
16. Easement, including terms and provisions contained therein:
Recording Information: [1632763](#)
In Favor of: J.J. Pepple and Anna P. Pepple, husband and wife
For: To connect with the Grantor's existing sewer line
17. Easement, including terms and provisions contained therein:
Recording Information: [1678166](#)
In Favor of: City of Lynnwood
For: Utilities and sidewalks
18. Easement for utilities held by Public Utility District No. 1 of Snohomish County, as disclosed by Subordination of Easement recorded under Recording No. [1887956](#)
19. The terms and provisions contained in the document entitled "Memorandum of Agreement"
Recorded: August 11, 1975
Recording No.: [2400038](#)

20. 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: June 01, 1994
Recording No.: [9406010113](#)

21. The terms and provisions contained in the document entitled "Single Site Agreement"

Recorded: November 21, 1997
Recording No.: [9711210144](#)

22. Terms, covenants, conditions, restrictions, easements, boundary discrepancies and encroachments as contained in recorded Lot Line Adjustment (Boundary Line Revisions):

Recorded: June 24, 2019
Recording Information: [201906245005](#)

23. 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: July 13, 2021
Recording No.: [202107130588](#)

*** END OF SCHEDULE B ***

NOTES:

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.

/HP