

SUBDIVISION

16-150

Guarantee/Certificate Number:

Issued By:



CHICAGO TITLE INSURANCE COMPANY

RECEIVED
CITY OF MOUNT VERNON
620026827
DEC 29 2016

C.E.D. DEPARTMENT

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Samish Bay Land Company LLC

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
425 Commercial
Mount Vernon, WA 98273

Countersigned By:

Krusty Leglum

Authorized Officer or Agent



Chicago Title Insurance Company

By:

[Signature]

President

Attest:

[Signature]

Secretary

ISSUING OFFICE: Title Officer: Residential Unit Chicago Title Company of Washington 425 Commercial Mount Vernon, WA 98273 Phone: (877)602-2190 Fax: (866)827-8844 Main Phone: (425)258-3683 Email: snotitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$250.00	\$21.25

Effective Date: December 14, 2016 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:

For APN/Parcel ID(s): P28003 and 340428 2 007 0102

That portion of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
 thence North 0°54'33" East along the East line of said subdivision, a distance of 30.02 feet to a point on the North line of Blackburn Road, and which point is the true point of beginning of this description;
 thence continuing North 0°54'33" East along the East line of said subdivision, a distance of 1,284.15 feet to the Northeast corner of said subdivision;
 thence South 89°22'21" West, along the North line of said subdivision, a distance of 461.22 feet to a point that bears North 89°22'21" East a distance of 194.40 feet from the Northwest corner of said subdivision;
 thence South 0°50'47" West, parallel with the West line of said subdivision, a distance of 1,019.12 feet to a point on the North line of that tract conveyed to Robert B. Lindbloom, et ux, by instrument recorded under Auditor's File No. 573266;
 thence North 88°43'35" East along the North line of said Lindbloom tract, a distance of 20.02 feet to the Northeast corner of said Lindbloom tract;
 thence South 1°16'25" East, along the East line of said Lindbloom tract, a distance of 270.00 feet to a point on the North line of Blackburn Road;
 thence North 88°43'35" East, along the North line of Blackburn Road, parallel with, and 30.00 feet North of, when measured at right angles from the South line of said subdivision, a distance of 429.95 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Title to said real property is vested in:

Mary Margaret Kiesel, as her separate estate

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B
(continued)

SPECIAL 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. (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 in the public records.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	George W. Kiesel
Purpose:	Facilities
Recording Date:	May 7, 1999
Recording No.:	9905070051
Affects:	Portion of said premises
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	June 29, 1999
Recording No.:	9906290085
6. Skagit County Planning and Permit Center Findings of Fact, including the terms, covenants and provisions thereof;

Recording Date:	April 15, 2002
Recording No.:	200204150181
7. Accessory Dwelling Unit, including the terms, covenants and provisions thereof;

Recording Date:	March 19, 2004
Recording No.:	200403190090
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	December 30, 2008
Recording No.:	200812300003
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	May 29, 2014
Recording No.:	201405290037

SCHEDULE B
(continued)

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

Amount: \$105,000.00
 Dated: December 21, 2015
 Trustor/Grantor: Mary Margaret Kiesel
 Trustee: Guardian Northwest Title and Escrow
 Beneficiary: Janet A. Weedman
 Recording Date: December 22, 2015
 Recording No.: 201512220107
 Affects: A portion of said premises.

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

Amount: \$187,000.00
 Dated: December 21, 2015
 Trustor/Grantor: Mary Margaret Kiesel
 Trustee: Guardian Northwest Title and Escrow
 Beneficiary: Janet A. Weedman
 Recording Date: December 22, 2015
 Recording No.: 201512220108
 Affects: A portion of said premises.

Said instrument contains the following verbiage:

This Deed of Trust is second and subordinate to that Deed of Trust recorded under Skagit County AFN 201512220107.

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.
15. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

END OF SCHEDULE B

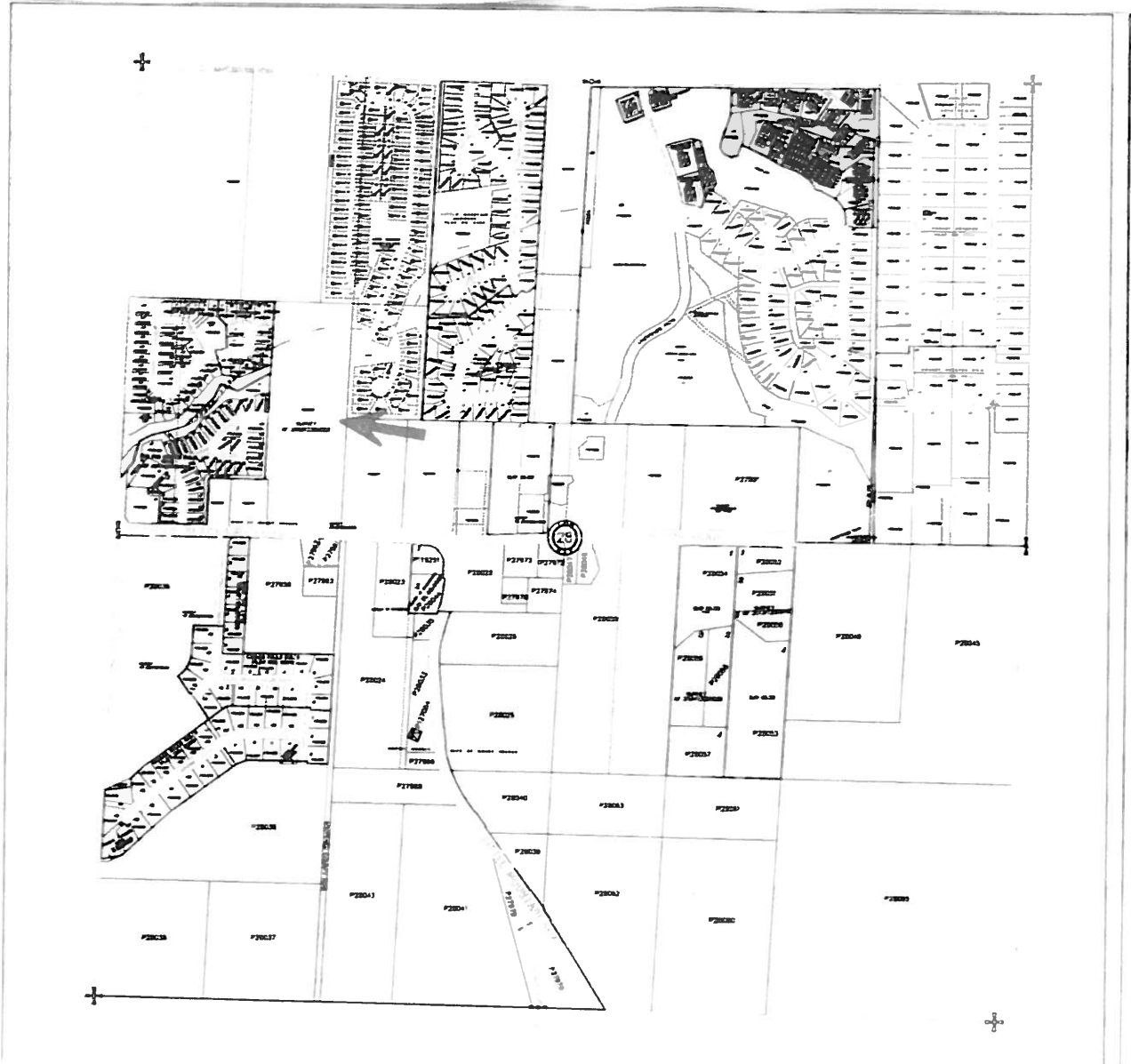
Legal Description: P28003

DESCRIPTION:

That portion of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
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thence North 88°43'35" East, along the North line of Blackburn Road, parallel with, and 30.00 feet North of, when measured at right angles from the South line of said subdivision, a distance of 429.95 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



"This plat is for your aid in locating your land with reference to lots and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss or injury by reason of reliance thereon."