

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0219793-16**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

Abbey Road Group Land Development Services 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**  
**701 5th Avenue, Suite 2700**  
**Seattle, WA 98104**

Countersigned By:

Kathleen J Hall  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Seattle Builder / Unit 16  
Chicago Title Company of Washington  
701 5th Avenue, Suite 2700  
Seattle, WA 98104  
Phone: (206)628-5623  
Main Phone: (206)628-5623  
Email: CTISeattleBuilderUnit@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: August 25, 2021 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:](#)

Greg & Cyndi Helle Family LLC, a Washington limited liability company

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

For APN/Parcel ID(s): 784500-0622, 784500-0571, 784500-0591 and 784500-0600

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**PARCEL A:** (APN 784500-0622)

LOT 2 OF CITY OF PUYALLUP SHORT PLAT NO. 05-81-002, AS RECORDED UNDER [RECORDING NO. 200610185006](#), RECORDS OF PIERCE COUNTY, WASHINGTON.

**PARCEL B:** (APN 784500-0571)

LOT 3 OF CITY OF PUYALLUP SHORT PLAT NO. 05-81-002, AS RECORDED UNDER [RECORDING NO. 200610185006](#), RECORDS OF PIERCE COUNTY, WASHINGTON.

**PARCEL C:** (APN 784500-0591)

LOT 4 OF CITY OF PUYALLUP SHORT PLAT NO. 05-81-002, AS RECORDED UNDER [RECORDING NO. 200610185006](#), RECORDS OF PIERCE COUNTY, WASHINGTON.

**PARCEL D:** (APN 784500-0600)

THE NORTH 20 FEET OF THE SOUTH 165 2/3RDS FEET OF BLOCK 54 AND THE NORTH 20 FEET OF THE WEST 65.48 FEET, MORE OR LESS, OF THE SOUTH 165 2/3RDS FEET OF BLOCK 55 IN THE PLAT OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 4 OF PLATS, PAGES 86](#) AND 87, RECORDS OF PIERCE COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON FOR ROAD BY DEED RECORDED UNDER PIERCE COUNTY [RECORDING NO. 2318859](#).

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**SCHEDULE B****GENERAL EXCEPTIONS:**

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

**SPECIAL EXCEPTIONS:**

1. 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:	2021
<u>Tax Account No.:</u>	<u>784500-0622</u>
Levy Code:	096
Assessed Value-Land:	\$124,800.00
Assessed Value-Improvements:	\$0.00

## General and Special Taxes:

Billed:	\$1,421.83
Paid:	\$710.91
Unpaid:	\$710.92

(Affects: Parcel A)

2. 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:	2021
<u>Tax Account No.:</u>	<u>784500-0571</u>
Levy Code:	096
Assessed Value-Land:	\$135,000.00
Assessed Value-Improvements:	\$139,800.00

## General and Special Taxes:

Billed:	\$3,318.88
Paid:	\$1,659.44
Unpaid:	\$1,659.44

(Affects: Parcel B)

**SCHEDULE B**

(continued)

3. 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: 2021  
[Tax Account No.:](#) [784500-0591](#)  
Levy Code: 096  
Assessed Value-Land: \$159,700.00  
Assessed Value-Improvements: \$126,700.00

## General and Special Taxes:

Billed: \$3,475.44  
Paid: \$1,737.72  
Unpaid: \$1,737.72

(Affects: Parcel C)

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: 2021  
[Tax Account No.:](#) [784500-0600](#)  
Levy Code: 096  
Assessed Value-Land: \$1,700.00  
Assessed Value-Improvements: \$0.00

## General and Special Taxes:

Billed: \$29.79  
Paid: \$29.79  
Unpaid: \$0.00

(Affects: Parcel D)

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

Amount: \$195,200.00  
Dated: October 24, 2006  
Trustor/Grantor: Gregory A. Helle and Cynthia D. Helle, husband and wife  
Trustee: First American Title Company  
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Hyperion Capital Group Inc.,  
as Lender  
Loan No.: 4026584  
Recording Date: November 1, 2006  
[Recording No.:](#) [200611010369](#)

(Affects: A portion of said Short Plat and Parcel D)

**SCHEDULE B**

(continued)

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Deutsche Bank National Trust Company, as Trustee on Behalf of the holders of the Terwin Mortgage Trust 2007-2ALT, Asset-Backed Certificates, Series 2007-2ALT

Recording Date: July 17, 2014

[Recording No.: 201407170158](#)

6. Release of claims against the State of Washington from any and all rights of action, claims, demand and liabilities for damages which may occur to the within property by reason of construction, operation and maintenance of State Route 512 and specifically upon 10th Street Southeast, as set forth in instrument recorded under [Recording No. 2565783](#).

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress

Recording Date: July 6, 1948

[Recording No.: 1488940](#)

Affects: A portion of said premises

8. Agreement and the terms and conditions thereof:

Recording Date: October 29, 1969

[Recording No.: 2318859](#)

Regarding: Road approach

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 City of Puyallup Short Plat No. 05-81-002:

[Recording No: 200610185006](#)

(Affects: Parcels A through C)

10. The effect of Restrictive Covenant, if any, and the terms and conditions thereof:

Recording Date: January 4, 2011

[Recording No.: 201101041097](#)

Regarding: On-site sewage disposal system

(Said instrument doesn't contain a legal description for property location)

**SCHEDULE B**

(continued)

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Frank R. Spinning's First Addition to the Town of Puyallup:  
  
[Recording No: 31813](#)
12. Terms and conditions of the Articles of Organization and Operating Agreement and/or partnership of The Family Farm, LLC, formerly OneWay Ranch LLC, a Washington Limited Liability Company, as disclosed by Deed recorded July 31, 2020 under [Recording No. 202007310611](#).
13. City, county or local improvement district assessments, if any.
14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

**NOTES:****Note A:** 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:

LTS 2-4, PUYALLUP SP# 05-81-002, AF# 200610185006 & PTN BLKS 54 & 55, FRANK R. SPINNING'S 1ST ADDN

[Tax Account No.: 784500-0622](#), 784500-0571, 784500-0591 and 784500-0600

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

619 & 619-1/2 10th St E  
Puyallup, WA 98372

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

**END OF SCHEDULE B**