

# SUBDIVISION

Issued By:



CHICAGO TITLE  
INSURANCE COMPANY

Guarantee/Certificate Number:

**221976-TC**  
**Revision 2nd Guarantee**

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

## GUARANTEES

Mary J. Urback PLLC

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**  
1142 Broadway, Suite 200  
Tacoma, WA 98402

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Rob Hainey Chicago Title Company of Washington 1142 Broadway, Suite 200 Tacoma, WA 98402 Phone: 253-278-0598 Fax: 866-671-3908 Main Phone: (253)671-6623 Email: Rob.Hainey@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.05

Effective Date: June 14, 2022 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:

Puyallup School Dist No. 3, a municipal corporation

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): 041904-3117**

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**Parcel A:**

The West half of the West half of the East half of the Southwest quarter of the Southwest quarter of Section 4, Township 19 North, Range 4 East, Willamette Meridian, in Pierce County, Washington;

Except right of way for 112th Street East (Lakeview Puyallup Road); and

Except therefrom that portion conveyed to the State of Washington by deed recorded under recording no. 2239840; and

Except that portion conveyed to the State of Washington by deed recorded under recording no. 9407070774; and

Except that portion conveyed to the City of Puyallup by deed recorded under recording no. 200907210799.

**Parcel B:**

The East half of the West half of the Southwest quarter of the Southwest quarter of Section 4, Township 19 North, Range 4 East, Willamette Meridian, in Pierce County, Washington;

Except right of way for 112th Street East (Lakeview Puyallup Road); and

Except therefrom that portion conveyed to the State of Washington by deed recorded under recording no. 2239840; and

Except that portion conveyed to the State of Washington by deed recorded under recording no. 9407070774; and

Except that portion conveyed to the City of Puyallup by deed recorded under recording no. 200907210799.

**Parcel C:**

Commencing at the Southwest corner of Section 4, Township 19 North, Range 4 East, Willamette Meridian, in Pierce County, Washington;

Thence North 00°04'25" East along the West line of said Section a distance of 985.90 feet to the True Point of Beginning;

Thence North 89°07'39" East, a distance of 162.0 feet;

Thence North 00°04'25" East, a distance of 148.00 feet;

Thence South 89°07'39" West, a distance of 162.0 feet to the West line of said Section;

Thence South 00°04'25" West, 148.0 feet along the West line of said Section to the True Point of Beginning;

Except the West 30 feet thereof for County road; and

Except that portion thereof conveyed to the City of Puyallup by deed recorded under recording no. 200907210800.

**Parcel D:**

The West half of the West half of the Southwest quarter of the Southwest quarter of Section 4, Township 19 North, Range 4 East, Willamette Meridian, in Pierce County, Washington;

Except the following:

Beginning at the Southwest corner of Section 4, Township 19 North, Range 4 East, Willamette Meridian, in Pierce County, Washington;

Thence North 00°04'25" East along the West line of said Section, a distance of 985.90 feet to the True Point of Beginning;

Thence North 89°07'39" East, a distance of 162.0 feet;

Thence North 00°04'25" East, a distance of 148.0 feet;

Thence South 89°07'39" West, a distance of 162.0 feet to the West line of said Section;

Thence South 00°04'25" West, 148.0 feet along the West line of said Section to the True Point of Beginning;

**EXHIBIT "A"**  
Legal Description

Except the West 30 feet thereof reserved for road; and

Except the following:

Beginning 30 feet North and 15 feet East of the Southwest corner of Section 4, Township 19 North, Range 4 East, Willamette Meridian, in Pierce County, Washington;  
Thence North 553.14 feet;  
Thence East 315 feet;  
Thence South 553.14 feet;  
Thence West 315 feet to the Point of Beginning; and

Except the following:

Beginning at the Southwest corner of Section 4, Township 19 North, Range 4 East, Willamette Meridian in Pierce County, Washington;  
Thence North 00°04'25" East along the West line of said Section, a distance of 1,148.90 feet to the True Point of Beginning;  
Thence North 89°07'39" East, a distance of 162.0 feet;  
Thence North 00°04'25" East, a distance of 148.0 feet;  
Thence South 89°07'39" West, a distance of 162.0 feet to the West line of said Section;  
Thence South 00°04'25" West, 148.0 feet along the West line of said Section to the True Point of Beginning; and

Except the West 30 feet thereof reserved for County road; and

Except those portions conveyed to the State of Washington by deeds recorded under recording nos. 2227326 and 2227327; and

Except that portion, if any, conveyed to the State of Washington by deed recorded under recording no. 2227151; and

Except that portion thereof conveyed to the City of Puyallup by deed recorded under recording no. 200907210800.

All parcels situate in the City of Puyallup, 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line and appurtenances  
Recording Date: November 24, 1954  
Recording No.: 1701266  
Affects: A portion of said premises

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

Granted to: Fruitland Mutual Water Company, Inc.  
Purpose: Water lines  
Recording Date: December 22, 1967  
Recording No.: 2220279  
Affects: A portion of said premises

3. Relinquishment of access to State Highway Number 5-G (SR 512) and of light, view and air by Deed:

Grantee: State of Washington  
Recording Date: February 19, 1968  
Recording No.: 2227151

4. Relinquishment of access to State Highway Number 5-G (SR 512) and of light, view and air by Deeds:

Grantee: State of Washington  
Recording Date: February 20, 1968  
Recording No.: 2227326  
Recording No.: 2227327

5. Relinquishment of access to State Highway Number 5-G (SR 512) and of light, view and air by Deed:

Grantee: State of Washington  
Recording Date: May 14, 1968  
Recording No.: 2239840

**SCHEDULE B**  
(continued)

6. Memorandum of Agreement, including the terms and provisions of the agreement disclosed therein:

Between: Puyallup School District #3  
And: Pierce County  
Recording Date: December 1, 1986  
Recording No.: 8612010378  
Regarding: Use and development of property; notice of special real property limitations

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

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground electric transmission and/or distribution system, together with all necessary or convenient appurtenances  
Recording Date: January 2, 1987  
Recording No.: 8701020160  
Affects: A portion of said premises lying within a strip of land 10 feet in width as described in document

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

Granted to: Fruitland Mutual Water Company, a Washington corporation  
Purpose: Water distribution system together with all necessary or convenient appurtenances  
Recording Date: June 24, 1987  
Recording No.: 8706240230  
Affects: A portion of said premises as described in document

9. Memorandum of Agreement, including the terms and provisions of the agreement disclosed therein:

Between: Puyallup School District No. 3  
And: Pierce County  
Recording Date: November 15, 1990  
Recording No.: 9011150378  
Regarding: Use and development of property; notice of special real property limitations

10. Relinquishment of access to State Highway Number SR 512 and of light, view and air by Deed:

Grantee: State of Washington  
Recording Date: July 7, 1994  
Recording No.: 9407070774

**SCHEDULE B**  
(continued)

11. Preannexation Utility Extension Agreement, and the terms and conditions thereof:
- Between: Puyallup School District  
And: City of Puyallup, a municipal corporation  
Recording Date: February 24, 1995  
Recording No.: 9502240113
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Washington Natural Gas Company, a Washington corporation  
Purpose: Gas pipeline or pipelines and appurtenances  
Recording Date: August 2, 1995  
Recording No.: 9508020355  
Affects: A portion of said premises lying within a strip of land 10 feet in width
13. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in or disclosed by the document entitled "Wetland and/or Wetland Buffer Notice"
- Recording Date: September 22, 1995  
Recording No.: 9509220561
14. Memorandum of Agreement, including the terms and provisions of the agreement disclosed therein:
- Between: Puyallup School District No. 3  
And: Pierce County  
Recording Date: January 30, 1996  
Recording No.: 9601300589  
Regarding: Use and development of property; notice of special real property limitations
15. On-Site Sewage System Operation and Maintenance Permit, and the terms and conditions thereof:
- Recording Date: March 8, 1999  
Recording No.: 9903080756
16. Right-of Entry Agreement for Inspection of Private Storm Drainage System, and the terms and conditions thereof:
- Between: Puyallup School District No. 3  
And: Pierce County  
Recording Date: March 23, 1999  
Recording No.: 9903230788

**SCHEDULE B**  
(continued)

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

Granted to: City of Puyallup  
Purpose: Installation, maintenance and repair of sewer utilities and a sewer lift station  
Recording Date: January 2, 2000  
Recording No.: 200010200341  
Affects: A portion of said premises as described in document

18. Agreement on Boundary Line, and the terms and conditions thereof:

Executed by: Gary P. Larson and Debra S. Larson, husband and wife; Robert R. Lee and Juleen D. Lee, husband and wife; Lance Smithingell and Gary E. Christiansen and Constance A. Christiansen, Trustees of The Christiansen Family Living Trust  
Recording Date: August 8, 2006  
Recording No.: 200608080264

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

Granted to: City of Puyallup, a municipal corporation  
Purpose: Utilities and appurtenances  
Recording Date: November 14, 2013  
Recording No.: 201311140306  
Affects: A portion of said premises as described and delineated in document

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

Granted to: City of Puyallup, a municipal corporation  
Purpose: Construction and maintenance of cuts and/or fills for slopes  
Recording Date: November 14, 2013  
Recording No.: 201311140307  
Affects: A portion of said premises as described and delineated in document

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

Granted to: City of Puyallup, a municipal corporation  
Purpose: Construction and maintenance of cuts and/or fills for slopes  
Recording Date: January 29, 2014  
Recording No.: 201401290051  
Affects: A portion of said premises as described and delineated in document



**SCHEDULE B**  
(continued)

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

Granted to: City of Puyallup, a municipal corporation  
Purpose: Utilities and appurtenances  
Recording Date: January 29, 2014  
Recording No.: 201401290052  
Affects: A portion of said premises as described and delineated in document

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: One or more utility systems for transmission, distribution and sale of electricity  
Recording Date: December 9, 2014  
Recording No.: 201412090601  
Affects: Portions of said premises as described in document

24. Agreement Regarding Street Vacation and the terms and conditions thereof:

Recording Date: July 26, 2001  
Recording No.: 200107260120

Assignments of said Agreement:

Recording Date: August 13, 2018, January 8, 2019 and April 9, 2019  
Recording No.: 201808130333  
Recording No.: 201901080362  
Recording No.: 201904090419

25. Stormwater Management/BMP Facilities Agreement and the terms and conditions thereof:

Recording Date: April 25, 2019  
Recording No.: 201904250373

26. Stormwater Outfall Management & BMP Facilities Agreement and the terms and conditions thereof:

Recording Date: June 18, 2019 and August 26, 2021  
Recording No.: 201906180557  
Recording No.: 202108260345

27. Storm Drainage Easement and Stormwater Management/BMP Facilities Agreement and the terms and conditions thereof:

Recording Date: December 20, 2021  
Recording No.: 202112200220

**SCHEDULE B**  
(continued)

28. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 25, 1986  
Recording No.: 8607250198  
Matters shown: Discrepancies between property boundaries and the location of fence lines.

Affects: Parcels A and B

29. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 19, 1997  
Recording No.: 9702190029  
Matters shown: Discrepancies between property boundaries and the location of fence lines; delineation of boundaries of wetland and buffer areas

Affects: Parcels B, C and D

30. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 19, 1997  
Recording No.: 9702190049  
Matters shown: Discrepancies between property boundaries and the location of fence lines; delineation of boundaries of wetland area

Affects: Parcels B and D

31. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 4, 2007  
Recording No.: 200704045002  
Matters shown: Discrepancies between property boundaries and the location of fence lines.

Affects: Parcels A, B, C and D

32. The property herein described is carried on the tax rolls as exempt. However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 041904-3117  
Assessed Value-Land: \$3,548,000.00  
Assessed Value-Improvements: \$10,944,900.00

**SCHEDULE B**  
(continued)

33. 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: 2022  
Tax Account No.: 041904-3117  
Levy Code: 096  
Assessed Value-Land: \$3,548,000.00  
Assessed Value-Improvements: \$10,944,900.00

General and Special Taxes:

Billed: \$14.47  
Paid: \$14.47  
Unpaid: \$0.00

34. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

35. 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.

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

Granted to: Fruitland Mutual Water Company, a Washington non-profit corporation  
Purpose: Waterlines and appurtenances  
Recording Date: May 26, 2022  
Recording No.: 202205260246

Note: 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:

Subdivision: Ptn SW of SW of 4-19-4 APN/Parcel ID(s): 041904-3117  
Tax Account No.: 041904-3117

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

1501 39th Avenue SW  
Puyallup, WA 98373

**END OF SCHEDULE B**