

SUBDIVISION GUARANTEE – THIRD REPORT

Guarantee No.: G-6329-000005937

Fee: \$300.00

Order No.: 790259RT

Effective Date: May 17, 2022



Stewart Title Guaranty Company (the "Company"), guarantees the County of King and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.


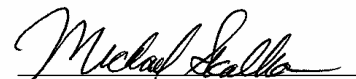
Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

A handwritten signature in black ink, appearing to read "Mike McLean".

Rainier Title, LLC
Company

Everett, WA
City, State

A handwritten signature in black ink, appearing to read "Stewart M. ...".
Senior Chairman of the BoardA handwritten signature in black ink, appearing to read "Malcolm Shonin".
Chairman of the BoardA handwritten signature in black ink, appearing to read "Michael Salka".
President

Guarantee Serial No.: G-6329-000005937

SUBDIVISION GUARANTEE

SCHEDULE A

Order Number: 790259RT

Prepared by: Rainier Title, LLC
Guarantee No.: G-6329-000005937

Effective Date: May 17, 2022 at 5:00 P.M.

Premium:	\$300.00
Tax:	\$30.00
Total:	\$330.00

OWNERS:

Beesun Liou and Hsueh-Ju Chang, a married couple

LEGAL DESCRIPTION:

See Attached Exhibit A

SUBJECT TO:

1. Due to reduced staffing at the county as a result of the pandemic and a large increase in documents submitted for recording:
 - o The Recorder's Office cannot guarantee expedited or same day service on any documents.
 - o The Recorder's Office is running about a week behind on documents submitted by mail.

Documents that need to be signed off by the county prior to recording and are being hard recorded may delay closing.

These include transactions that are registered land, open space or receiving a special tax exception, commercial property, properties that have personal property taxes tied to the real property and any properties that have an un-eliminated mobile home.

This is informational only and will not appear on the forthcoming policy(ies) to be issued.

SUBDIVISION GUARANTEE

2. General taxes and charges: 1st half delinquent May 1, if not paid; 2nd half delinquent November 1, if not paid.

Year: 2022
Amount billed: \$4,240.21
Amount paid: \$2,120.11
Amount unpaid: \$2,120.10
Tax Account No.: 537980-2962-07

Levy code: 2226
Assessed value of land: \$169,000.00
Assessed value
of improvements: \$173,000.00

Affects Parcel A

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:
Beesun Liou & Hsueh-Ju Chang
18710 20th Ave. SE
Bothell, WA 98012

3. General taxes and charges: 1st half delinquent May 1, if not paid; 2nd half delinquent November 1, if not paid.

Year: 2022
Amount billed: \$4,502.26
Amount paid: \$2,251.13
Amount unpaid: \$2,251.13
Tax Account No.: 537980-2958-03

Levy code: 2226
Assessed value of land: \$198,000.00
Assessed value
of improvements: \$166,000.00

Affects Parcel B

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:
Beesun Liou & Hsueh-Ju Chang
18710 20th Ave. SE
Bothell, WA 98012

4. We find no pertinent matters of record against the name(s) of the vested owners.

5. The following conveyances were recorded within the last 36 months:

Special Warranty Deed recorded under Recording No. [20180529001527](#);

Statutory Warranty Deed recorded under Recording No. [20181214001303](#);

NOTE: The Recording No. of the Deed under which title is held is: [20180529001527](#) as to Parcel B and [20181214001303](#) as to Parcel A.

SUBDIVISION GUARANTEE

6. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line(s)
Area affected: Westerly 3 feet of Parcel B
Recorded: August 31, 1949
Recording No.: [3933596](#)

7. Easement and the terms and conditions thereof:
Grantee: Beesun Liou and Hsueh-Ju Chang, husband and wife
Purpose: For the use and maintenance of a building eave, including the appurtenant building wall and roof, that encroaches onto the Grantor property.
Area affected: a portion of said premises
Recorded: November 24, 2021
Recording No.: [20211124001561](#)

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

SUBDIVISION GUARANTEE

Order No.: 790259RT

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EXHIBIT A

PARCEL A:

The North 105.4 feet of the following described property:

Commencing at the North line of Section 27, Township 23 North, Range 4 East, W.M., in King County, Washington, at a point which is North 89°59'10" West, 1556.10 feet from the Northeast corner of said Section;

Thence South 0°15'50" East, 1542 feet, to the True Point of Beginning;

Thence South 0°15'50" East, 290.40 feet, to the North line of a 60 foot roadway;

Thence along said roadway line, South 89°59'10" East, 75 feet;

Thence North 0°15'50" East, 290.40 feet;

Thence North 89°59'10" West, 75 feet, to the True Point of Beginning;

(Also known as the North 105.4 feet of the South half of the West half of Tract 10, Block 14, McMicken Heights, Division No. 2, according to the unrecorded plat thereof);

PARCEL B:

The South 185 feet of the following described Tract:

Commencing at the North line of Section 27, Township 23 North, Range 4 East, W.M., in King County, Washington, at a point which is North 89°59'10" West, 1556.10 feet from the Northeast corner of said Section;

Thence South 0°15'50" East, 1542 feet, to the True Point of Beginning;

Thence South 0°15'50" East, 290.40 feet, to the North line of a 60 foot roadway;

Thence North 0°15'50" East, 290.40 feet;

Thence North 89°59'10" West, 75 feet, to the True Point of Beginning;

(Also known as the South 185 feet of the West half of Tract 10, Block 14, McMicken Heights, Division No. 2, according to the unrecorded plat thereof);

Situate in the County of King, State of Washington.

End of Schedule A

SUBDIVISION GUARANTEE

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE RAINIER TITLE LLC AND STEWART TITLE GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Rainier Title LLC and Stewart title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Rainier Title LLC and Stewart Title Guaranty Company, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

SUBDIVISION GUARANTEE

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. We do not control their subsequent use of information, and suggest you refer to their privacy notices.

Sharing practices	
How often do/does Rainier Title LLC and Stewart Title Guaranty Company notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Rainier Title LLC and Stewart Title Guaranty Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Rainier Title LLC and Stewart Title Guaranty Company collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none">• request insurance-related services• provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: 2722 Colby Avenue, Suite 125; Everett, WA 98201, or call 888 828.0018



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This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.