

# SUBDIVISION

Issued By:



CHICAGO TITLE  
INSURANCE COMPANY

Guarantee/Certificate Number:

**223283-SC**  
**Revision 1**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

The Smartcap Group

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:

Sara Bennett  
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Team Adam Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Main Phone: (206)628-5610 Email: TeamAdam@ct.com

**SCHEDULE A**

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

Effective Date: September 20, 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:](#)

City of Arlington, a municipal corporation of the State of Washington

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

That portion of the east half of Section 21, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington, more particularly described as follows:

Commencing at the southeast corner of said subdivision;

Thence north 87°34'30" west, along the south line of said subdivision, 2394.50 feet;

Thence north 02°25'30" east 1019.00 feet to the north line of the south 1019.00 feet and the point of beginning of the herein described tract of land;

Thence south 87°34'30" east, along said north line, 2209.33 feet to the beginning of a 205.00-foot radius tangent curve to the left;

Thence easterly, along said curve, through a central angle of 17°58'48", an arc distance of 64.33 feet;

Thence north 74°26'41" east 0.57 feet to the southwesterly right-of-way margin of 51st Avenue NE (Airport Boulevard) and the beginning of a 586.76-foot radius non-tangent curve, the center of which bears south 71°19'47" west;

Thence northwesterly, along said curve and margin, through a central angle of 33°12'44", an arc distance of 340.12 feet to a point of tangency;

Thence north 51°52'57" west, along said margin, 2604.04 feet to the east line of the west 210.00 feet of said subdivision;

Thence south 01°35'30" west, along said east line, 249.86 feet to the north line of the south 2564.00 feet of said subdivision;

Thence south 87°34'30" east, along said north line, 10.00 feet to the east line of the west 220.00 feet of said subdivision;

Thence south 01°35'30" west 395.68, along said east line, feet to the beginning of a 25.00-foot radius tangent curve to the right;

Thence southwesterly, along said curve, through a central angle of 90°50'00", an arc distance of 39.63 feet to a point of tangency with the north line of the south 2143.00 feet of said subdivision;

Thence north 87°34'30" west, along said north line, 150.02 feet to the beginning of a 25.00-foot radius tangent curve to the right;

Thence westerly, along said curve, through a central angle of 36°02'12", an arc distance of 15.72 feet to the easterly right-of-way margin of 43rd Avenue NE, being 30.00 feet east of the west line of said subdivision;

Thence south 01°35'30" west, along said margin, 29.79 feet to the north line of the south 2118.00 feet of said subdivision;

Thence continuing south 01°35'30" west, along said margin, 24.24 feet to the beginning of a 30.00-foot radius non-tangent curve to the right, the center of which bears south 28°24'30" east;

Thence easterly, along said curve, through a central angle of 30°50'00", an arc distance of 16.14 feet to a point of tangency with the north line of the south 2098.00 feet of said subdivision;

Thence south 87°34'30" east, along said north line, 201.01 feet to a point which bears north 02°25'30" east from the point of beginning;

Thence south 02°25'30" west 1079.00 feet to the point of beginning.

Situate in Snohomish County, Washington.

**SCHEDULE B**

GENERAL EXCEPTIONS

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

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Five Acre Turkey Farms in [Volume 11 of Plats, Page 57](#):

[Recording No.: 647115](#)

2. 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 the document

Recording Date: August 28, 1959

[Recording No.: 1356180](#)

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

Granted to: Public Utility District No. 1 of Snohomish County  
Purpose: Construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Recording Date: February 16, 1978  
[Recording No.: 7802160160](#)  
Affects: Portion of said premises and other property

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

Granted to: Public Utility District No. 1 of Snohomish County  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: October 30, 1989  
[Recording No.: 8910300087](#)  
Affects: Portion of said premises and other property

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

Granted to: Cascade Natural Gas, a Washington corporation  
Purpose: Natural gas  
Recording Date: November 23, 1992  
[Recording No.: 9211230626](#)  
Affects: Portion of said premises and other property

**SCHEDULE B**  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: January 24, 1995  
[Recording No.:](#) [9501240414](#)  
Affects: Portion of said premises and other property
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County and GTE Northwest, Inc.  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: August 25, 1997  
[Recording No.:](#) [9708250600](#)  
Affects: Portion of said premises and other property
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County and GTE Northwest, Inc.  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: May 12, 2000  
[Recording No.:](#) [200005120037](#)  
Affects: Portion of said premises and other property
9. Community Development Special Use Permit, including the terms and provisions thereof:
- Recording Date: June 15, 2005  
[Recording No.:](#) [200506151020](#)
10. Community Development Zoning Permit, including the terms and provisions thereof:
- Recording Date: July 6, 2005  
[Recording No.:](#) [200507060747](#)
11. Development Agreement, including the terms and provisions thereof:
- Executed by: Arlington School District No. 16, a municipal corporation of the State of Washington  
And: City of Arlington, a municipal corporation of the State of Washington  
Recording Date: August 30, 2005  
[Recording No.:](#) [200508300766](#)

**SCHEDULE B**  
(continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: March 19, 2008  
[Recording No.: 200803190693](#)  
Affects: Portion of said premises and other property
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Marysville, a municipal corporation of the State of Washington  
Purpose: Conduit, utility and temporary construction  
Recording Date: January 8, 2009  
[Recording No.: 200901080182](#)  
Affects: Portion of said premises and other property
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: November 10, 2009  
[Recording No.: 200911100586](#)  
Affects: Portion of said premises and other property
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.  
Purpose: Construct, erect, alter, improve, extend, repair, operate, and maintain electric distribution line facilities  
Recording Date: July 7, 2010  
[Recording No.: 201007070481](#)  
Affects: Portion of said premises and other property
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Snohomish County  
Purpose: Distribution Easement  
Recording Date: October 26, 2020  
[Recording No.: 202010261227](#)  
Affects: Portion of said premises
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 survey:
- [Recording No.: 202206075002](#)

**SCHEDULE B**  
(continued)

18. 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.: 310521-004-001-00  
Levy Code: 00110  
Assessed Value-Land: \$29,454,100.00  
Assessed Value-Improvements: \$1,989,100.00

Affects: includes other property (Said parcel number above is a portion of the Arlington Municipal Airport that is the Southeast quarter of Section 21, Township 31 North, 5 East)

19. 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.: 004482-000-001-00  
Levy Code: 431  
Assessed Value-Land: 32,745,000.00  
Assessed Value-Improvements: \$1,529,600.0

Affects: includes other property (Said parcel number above is a portion of the Arlington Municipal Airport that is a portion of the North half of Section 21, Township 31 North, 5 East)

20. A lease with certain terms, covenants, conditions and provisions set forth therein:

Dated: September 5, 1986  
Lessor: City of Arlington  
Lessee: Brazier Forest Products, Inc., a Washington corporation  
Recording Date: November 13, 1989  
Recording No.: [8911130356](#)

Note: Said lease is lacking a legal description.

21. 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.

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:

Portion of East 1/2 of Section 21-31N-5E

Tax Account No.: 310521-004-001-00 (portion)

**SCHEDULE B**  
(continued)

Note: This map/plat 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**