Guarantee

File No.: 500172240
Property Address: 6128 Park Way Lynnwood, WA 98036

Title Officer: Builder Unit

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500172240

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Terrane

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 Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Kristy Jeglum

Kristy Jeglum
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$34.65

Effective Date: September 14, 2026 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:

Bereket Beyn and Senayt Gebremeskel, a married couple

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): 005400-000-009-00

LOT 9, PARKDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 17, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION BETWEEN LOTS 8 AND 9, PARKDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 17, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, PARKDALE;

THENCE EAST 60 FEET TO THE NORTHWEST CORNER OF LOT 8, PARKDALE;

THENCE SOUTH 78.43 FEET TO THE SOUTHWEST CORNER OF LOT 8, PARKDALE;

THENCE WEST 60 FEET TO THE SOUTHEAST CORNER OF LOT 9, PARKDALE;

THENCE NORTH 81.39 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, 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. 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 Parkdale, recorded in Volume 15 of Plats, Page 17:

   Recording No: 1121484

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: March 30, 1955
   Recording No.: 1137719

3. City of Lynnwood Ordinance No. 652 and the terms, conditions and provisions contained therein:

   Recording Date: March 28, 1975
   Recording No.: 2379391

4. Public and/or private easements, if any, in existence, over, under, along and across that portion of the real estate under search lying within vacated 61St place West .

5. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990.

   Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

   * A map showing sewer service area boundaries and incorporated areas can be found at:
   http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx#4E564EB5E6894FBC95694BE009A45399

   Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

   NOTE: This exception will not appear in the policy to be issued.

SCHEDULE B
(continued)

6. 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:	2026
Tax Account No.:	005400-000-009-00
Levy Code:	00452
Assessed Value-Land:	$557,600.00
Assessed Value-Improvements:	$283,600.00

General and Special Taxes:	
Billed:	$6,796.90
Paid:	$3,398.45
Unpaid:	$3,398.45

7. City, county or local improvement district assessments, if any.

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

Amount:	$569,708.00
Dated:	August 27, 2020
Trustor/Grantor:	Bereket Beyn and Senayt Gebremeskel, a married couple
Trustee:	WFG National Title.
Beneficiary:	Mortgage Electronic Registration Systems, Inc., solely as nominee for Movement Mortgage, LLC
Loan No:	3190009
Recording Date:	September 2, 2020
Recording No.:	202009020712

NOTES:

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

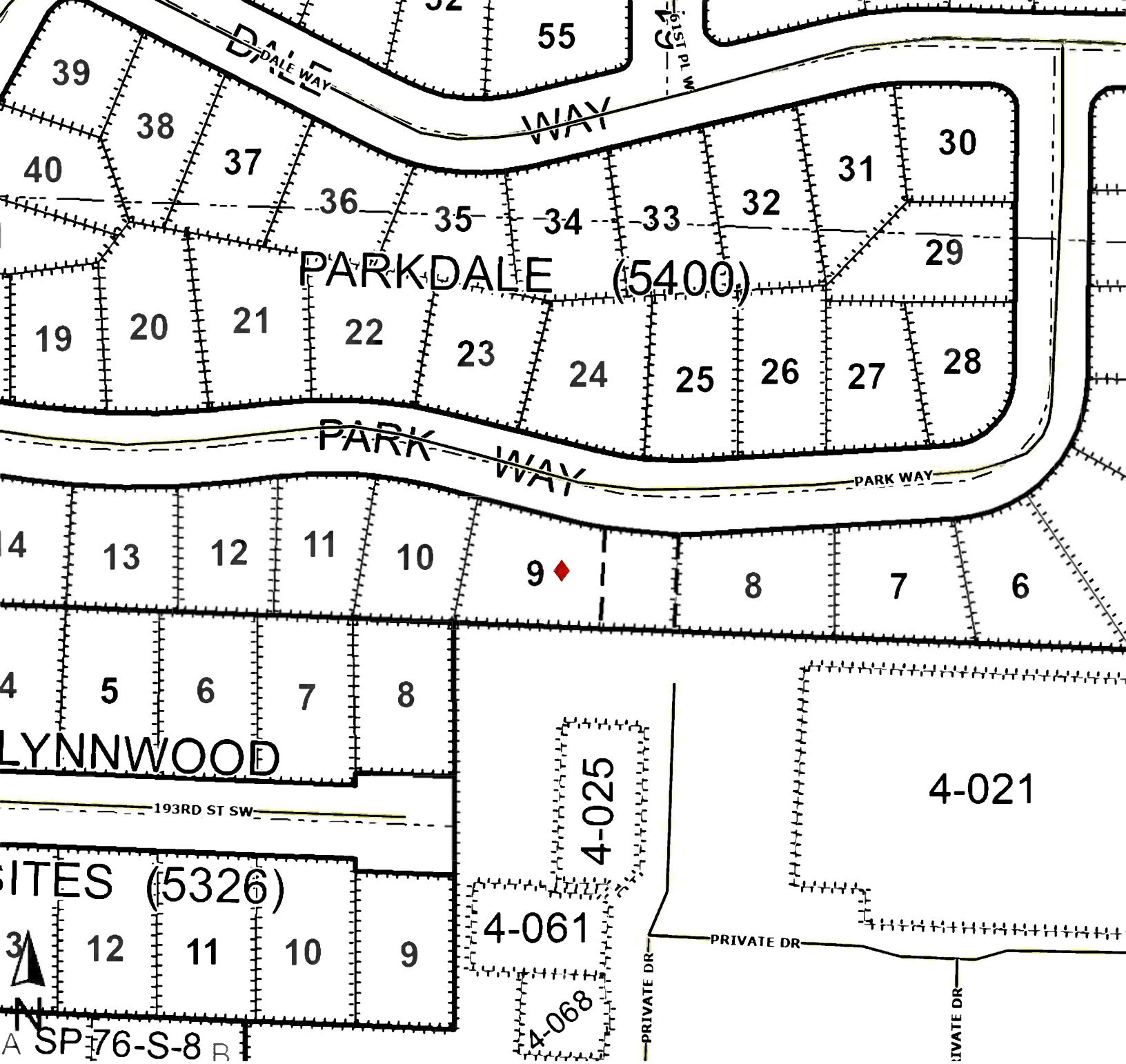
6128 Park Way
Lynnwood, WA 98036

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:

PTN OF LT 9, PARKDALE, SNOHOMISH COUNTY, WA
Tax Account No.: 005400-000-009-00

END OF SCHEDULE B



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, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.