

SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

20400779-SC

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Nelson Legacy 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.

Fidelity National Title Company of Washington, Inc.
600 University Street, Suite 2424
Seattle, WA 98101

Countersigned By:

Authorized Officer or Agent



Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

| ISSUING OFFICE: |
|---|
| Title Officer: Marc Wise Fidelity National Title Company of Washington, Inc. 600 University Street, Suite 2424 Seattle, WA 98101 Phone: 2062626291 Fax: 206-262-6292 Main Phone: (206)628-2822 Email: Marc.Wise@fnf.com |

SCHEDULE A

| Liability | Premium | Tax |
|------------|----------|---------|
| \$1,000.00 | \$350.00 | \$35.35 |

Effective Date: June 3, 2019 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:

The Estate of Barbara J. Nelson, deceased, as to an undivided one-half interest, and William C. Nelson, Jr., Brian Scott Nelson, and Janet Nelson McCann, as co-trustees of the WCN GST Non-exempt Marital Trust #2, as to an undivided one-half interest

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

PARCEL 1:

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-0001, AS RECORDED UNDER RECORDING NO. [20130610900001](#), RECORDS OF KING COUNTY AUDITOR;

PARCEL 2:

LOT 2 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-0002, AS RECORDED UNDER RECORDING NO. [20130610900002](#), RECORDS OF KING COUNTY AUDITOR;

PARCEL 3:

LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 18-0056, AS RECORDED UNDER RECORDING NO. [20190508900001](#), RECORDS OF KING COUNTY AUDITOR;

PARCEL 4:

LOT 4 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-003, AS RECORDED UNDER RECORDING NO. [20130610900003](#), RECORDS OF KING COUNTY AUDITOR;

PARCEL 5:

LOT 5 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-0003, AS RECORDED UNDER RECORDING NO. [20130610900003](#), RECORDS OF KING COUNTY AUDITOR;

PARCEL 6:

THE EAST 264 FEET OF THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. [713244](#);

ALSO EXCEPT THAT PORTION LYING WITHIN NORTHEAST 80TH STREET; AND

ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. [9411181045](#);

TOGETHER WITH THE EASTERLY 264 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF , STATE OF WASHINGTON.

SCHEDULE B

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: 2019
 Tax Account No.: 082506 9013
 Levy Code: 7260
 Assessed Value-Land: \$311,692.00
 Assessed Value-Improvements: \$934,000.00

General and Special Taxes:
 Billed: \$13,349.37
 Paid: \$6,674.69
 Unpaid: \$6,674.68

Affects Parcel 1

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: 2019
 Tax Account No.: 082506 9103
 Levy Code: 7260
 Assessed Value-Land: \$66,544.00
 Assessed Value-Improvements: \$0.00

General and Special Taxes:
 Billed: \$716.05
 Paid: \$358.03
 Unpaid: \$358.02

Affects Parcel 2

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: 2019
 Tax Account No.: 082506 9104
 Levy Code: 7260
 Assessed Value-Land: \$742,439.00
 Assessed Value-Improvements: \$0.00

General and Special Taxes:
 Billed: \$7,789.37
 Paid: \$3,894.69
 Unpaid: \$3,894.68

Affects Parcel 3

SCHEDULE B

(continued)

- 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: 2019
 Tax Account No.: 082506 9105
 Levy Code: 7260
 Assessed Value-Land: \$10,096.00
 Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$123.58
 Paid: \$61.79
 Unpaid: \$61.79

Affects Parcel 4

- 5. 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: 2019
 Tax Account No.: 082506 9102
 Levy Code: 7260
 Assessed Value-Land: \$775,588.00
 Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$8,147.48
 Paid: \$4,073.74
 Unpaid: \$4,073.74

Affects Parcel 5

- 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: 2019
 Tax Account No.: 082506 9067
 Levy Code: 7260
 Assessed Value-Land: \$343,000.00
 Assessed Value-Improvements: \$503,000.00

General and Special Taxes:

Billed: \$9,160.19
 Paid: \$4,580.10
 Unpaid: \$4,580.09

Affects Parcel 6

SCHEDULE B

(continued)

7. 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>
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: King County
Purpose: Drainage outfall pipes
Recording Date: October 5, 1989
Recording No.: [8910050882](#)
Affects: Portions of Parcel 5
9. Right to make necessary slopes for cuts or fills upon the land herein described as granted to King County by deed recorded under recording no. [9411181045](#).
- Affects Parcel 6
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as condemned by an instrument:
- Entitled: Agreed Decree of Appropriation
In favor of: King County
Court: Superior
Case No.: [95-2-20676-0](#)
Purpose: Sight distance easement, easement for clear sight and maintenance, temporary construction easement and drainage easement
Filing Date: October 12, 1999
Affects: A portion of Parcels 1 and 2
11. Terms and conditions of notice of "Certificate of Appropriateness Running with the Land" imposed by instrument recorded on August 15, 2014, under recording no. [20140815000995](#).
- Affects Parcels 1, 2, 3, 4 and 5
12. Terms and conditions of "Critical Areas Notice on Title" imposed by instruments recorded under recording nos. [20170502000407](#) (Affects a portion of Parcel 3), [20170502000408](#) (Affects Parcel 1), [20170502000409](#) (Affects Parcel 4), [20170502000410](#) (Affects a portion of Parcel 3), [20170502000411](#) (Affects Parcel 2) And [20170502000412](#) (Affects Parcel 5).
13. Terms and conditions of "Critical Areas Notice On Title" imposed by instrument recorded on January 11, 2018, under recording no. [20180111000400](#).
- Affects Parcel 6

SCHEDULE B

(continued)

14. Terms and conditions of "Notice of On-Site Sewage System Operation and Maintenance Requirements" imposed by instrument recorded on January 17, 2018, under recording no. [20180117000106](#).

Affects Parcel 6

15. "Declaration of Easements for Ingress, Egress, and Road Purposes":

Area affected: a portion of Parcel 1 and a portion of Parcel 2

Recorded: April 11, 2019

Recording no. [20190411000274](#)

16. Pending probate proceedings under a non-intervention will. The personal representative is authorized to administer the estate without intervention of court and to transfer or encumber decedent's interest in the land.

Decedent: Barbara J. Nelson

Will admitted: October 27, 2006

Personal representative: William C. Nelson Jr.

Probate case no.: 06-4-05865-5

Attorney for estate: Malcolm Arthur Moore, et.al.

END OF SCHEDULE B