



**CHICAGO TITLE
OF WASHINGTON**

Chicago Title
Mount Vernon, WA 98273
Main Phone: (425)258-3683

Commitment for Title Insurance

Title Officer: Commercial Unit
Email: Everett.CU@ctt.com
Title No.: 620055461

Property Address: 208 West Kincaid Street Mount Vernon, WA 98273 END OF

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

620055461

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

Pacific Surveying and Engineering Inc.

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
425 Commercial St
Mount Vernon, WA 98273

Countersigned By:

Lee Kessler
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Commercial Unit
Chicago Title Company of Washington
425 Commercial St
Mount Vernon, WA 98273
Fax: (855)394-4817
Main Phone: (425)258-3683
Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.80

Effective Date: November 17, 2023 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 Mount Vernon, a Washington 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): P54139 / 3755-002-002-0005, P54141 / 3755-002-003-0004, P54142 / 3755-002-004-0003 and P54147 / 3755-003-001-0004

PARCEL A:

LOT 1 AND WEST 22 FEET OF LOT 2, BLOCK 2, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH PORTION OF ALLEY VACATED BY ORDINANCE NO. 3857 UNDER [RECORDING NO. 202210060066](#).

PARCEL B:

THE EAST 32 FEET OF LOT 2; LOT 3, EXCEPT THE EAST 16 FEET THEREOF, BLOCK 2, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH PORTION OF ALLEY VACATED BY ORDINANCE NO. 3857 UNDER [RECORDING NO. 202210060066](#).

PARCEL C:

LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK 2, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE FEE TITLE UNDERLYING PLATTED 3RD STREET, BLOCKS 2 AND 3 ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOTS 3 & 4 NORTH 88°04'59" EAST A DISTANCE OF 70.01 FEET;
THENCE SOUTH 01°54'09" WEST A DISTANCE OF 128.01 FEET TO THE SOUTH LINE OF SAID LOT 3;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 SOUTH 88°05'20" EAST A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED SOUTH 88°05'20" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID PLATTED 3RD STREET;
THENCE ALONG THE SOUTH LINE EXTENDED OF LOT 1, BLOCK 3 OF SAID PLAT SOUTH 87°58'47" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 NORTH 01°54'07" EAST A DISTANCE OF 118.06 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3 NORTH 88°05'57" WEST A DISTANCE OF 30.00 FEET TO THE PLATTED CENTERLINE OF 3RD STREET;
THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2 NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID LOT 4;
THENCE NORTHERLY ALONG SAID EAST LINE NORTH 01°54'07" EAST A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING;

TOGETHER WITH PORTION OF ALLEY AND STREET VACATED BY ORDINANCE NO. 3857 UNDER [RECORDING NO. 202210060066](#).

PARCEL D:

THAT PORTION OF LOT 1, BLOCK 3, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE

EXHIBIT "A"
Legal Description

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT SOUTH 87°58'46" EAST A DISTANCE OF 9.82 FEET;
THENCE NORTH 30°42'23" EAST A DISTANCE OF 13.99 FEET TO A POINT OF CURVATURE FROM WHICH THE
RADIUS POINT BEARS NORTH 59°17'37" WEST A DISTANCE OF 270.00 FEET;
THENCE NORTHERLY ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°45'27" AN ARC
DISTANCE OF 88.39 FEET TO A POINT OF TANGENCY;
THENCE NORTH 43°05'57" WEST A DISTANCE OF 32.29 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 NORTH 88°05'36" WEST A DISTANCE OF 23.00 FEET
TO THE WEST LINE OF SAID LOT 1;
THENCE SOUTHERLY ALONG SAID WEST LINE SOUTH 01°54'07" WEST A DISTANCE OF 118.06 FEET TO THE
SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO MOUNT VERNON",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT
COUNTY, WASHINGTON, LYING WEST OF THE WESTERLY RIGHT-OF-WAY MARGIN OF THE NEW 3RD STREET
ALIGNMENT DESCRIBED IN AND DEPICTED ON QUIT CLAIM DEED AND BOUNDARY LINE ADJUSTMENT,
RECORDED JULY 11, 2022 UNDER [RECORDING NO. 202207110143](#);

ALSO TOGETHER WITH ANY INTEREST IN FEE TITLE UNDERLYING THE EAST HALF OF PLATTED 3RD STREET,
BLOCK 3 ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT SOUTH 87°58'46" EAST A DISTANCE OF 2.13 FEET
TO THE WESTERLY RIGHT OF WAY MARGIN OF 3RD STREET;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A DISTANCE OF 4.42
FEET TO THE WEST LINE OF SAID LOT 10;
THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A
DISTANCE OF 47.27 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH
59°17'37" EAST A DISTANCE OF 330.00 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT THROUGH CENTRAL ANGLE OF 02°43'22" AN ARC
DISTANCE OF 15.68 FEET TO THE CENTERLINE OF THE PLATTED 3RD STREET RIGHT OF WAY;
THENCE NORTHERLY ALONG SAID PLATTED CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 59.28 FEET
TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10;
THENCE EASTERLY ALONG SAID NORTH LINE EXTENDED SOUTH 87°58'46" EAST A DISTANCE OF 30.00 FEET
TO SAID NORTHWEST CORNER OF LOT 10 AND THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO MOUNT VERNON",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT
COUNTY, WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY MARGIN OF THE NEW 3RD STREET
ALIGNMENT, WHICH RIGHT-OF-WAY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF WEST KINCAID STREET WITH THE WEST
MARGIN OF PLATTED 3RD STREET, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF BLOCK 2,
RIVERSIDE ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF
PLATS, PAGE 78;
THENCE ALONG SAID SOUTH MARGIN AND EXTENSION THEREOF, SOUTH 88°04'59" EAST A DISTANCE OF
30.00 FEET, TO THE CENTERLINE OF PLATTED 3RD STREET;
THENCE CONTINUING ALONG SAID MARGIN AND EXTENSION THEREOF, SOUTH 88°05'57" EAST A DISTANCE
OF 140.06 FEET, TO THE NORTHEAST CORNER LOT 2, BLOCK 3 OF SAID PLAT;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 SOUTH 01°52'46" WEST A DISTANCE OF 28.62
FEET;
THENCE SOUTH 46°54'03" WEST, A DISTANCE OF 4.74 FEET, TO A POINT OF CURVATURE, FROM WHICH THE
RADIUS POINT BEARS NORTH 80°02'31" WEST A DISTANCE OF 330.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'54" AN ARC DISTANCE
OF 119.50 FEET TO THE POINT OF TANGENCY;

EXHIBIT "A"
Legal Description

THENCE SOUTH 30°42'23" WEST A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 270.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'33" AN ARC DISTANCE OF 20.93 FEET TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 63°44'10" EAST A DISTANCE OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°07'26" AN ARC DISTANCE OF 49.80 FEET TO A POINT ON THE NORTH MARGIN OF BROADWAY STREET;
THENCE ALONG SAID MARGIN AND EXTENSION THEREOF, NORTH 87°51'36" WEST A DISTANCE OF 73.11 FEET TO THE CENTERLINE OF PLATTED 3RD STREET;
THENCE NORTHERLY ALONG SAID CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 68.72 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 62°00'59" EAST A DISTANCE OF 330.00 FEET;
THENCE DEPARTING SAID CENTERLINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'22" FOR AN ARC DISTANCE OF 15.6850 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING NORTH 30°42'23" EAST, A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 59°17'37" WEST AN ARC DISTANCE OF 270.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°45'27" A DISTANCE OF 88.39 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 43°05'57" WEST A DISTANCE OF 32.29 FEET;
THENCE PARALLEL WITH SAID SOUTH MARGIN OF W. KINCAID STREET, NORTH 88°05'57" WEST A DISTANCE OF 53.00 FEET TO THE CENTERLINE OF PLATTED 3RD STREET;
THENCE PARALLEL WITH THE SOUTH MARGIN OF W. KINCAID STREET, NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF PLATTED 3RD STREET;
THENCE ALONG SAID MARGIN NORTH 01°54'07" EAST A DISTANCE OF 10.00 FEET TO SAID NORTHEAST CORNER OF LOT 4 AND THE POINT OF BEGINNING;

TOGETHER WITH PORTION OF ALLEY AND STREET VACATED BY ORDINANCE NO. 3857 UNDER [RECORDING NO. 202210060066](#).

SCHEDULE B

GENERAL EXCEPTIONS

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

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Ordinance No. 2549 and the terms and conditions thereof:

Recording Date: September 10, 1993
[Recording No.:](#) [9309100046](#)
Affects: Parcel D

2. Memorandum of Option Agreement and the terms and conditions thereof:

Executed by: Skagit County and City of Mount Vernon
Recording Date: May 4, 2021
[Recording No.:](#) [202105040015](#)
Affects: Parcels B, C and D

3. 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 Boundary Line Adjustment:

[Recording No.:](#) [202207110143](#)

Affects: Parcels B, C and D

4. Memorandum of Option Agreement and the terms and conditions thereof:

Executed by: Skagit County and City of Mount Vernon
Recording Date: July 11, 2022
[Recording No.:](#) [202207110144](#)
Affects: Parcels B, C and D

5. Ordinance No. 3857 and the terms and conditions thereof:

Recording Date: October 6, 2022
[Recording No.:](#) [202210060066](#)

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system
Recording Date: November 4, 2022
[Recording No.:](#) [202211040017](#)
Affects: Portion of said premises

SCHEDULE B

(continued)

7. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). 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.: P54139 / 3755-002-002-0005
Levy Code: 0930
Assessed Value-Land: \$194,600.00
Assessed Value-Improvements: \$11,100.00

Note: Special taxes for surface water management and/or other special charges, paid in full:

Year: 2023
Tax Account No.: P54139 / 3755-002-002-0005
Amount Billed: \$123.38
Amount Paid: \$123.38
Levy Code: 0930
Affects: Parcel A

8. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). 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.: P54141 / 3755-002-003-0004
Levy Code: 0930
Assessed Value-Land: \$183,000.00
Assessed Value-Improvements: \$3,511,700.00

Note: Special taxes for surface water management and/or other special charges, paid in full:

Year: 2023
Tax Account No.: P54141 / 3755-002-003-0004
Amount Billed: \$93.44
Amount Paid: \$93.44
Levy Code: 0930
Affects: Parcel B

9. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). 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.: P54142 / 3755-002-004-0003
Levy Code: 0930
Assessed Value-Land: \$209,500.00
Assessed Value-Improvements: \$11,000.00

SCHEDULE B
(continued)

Note: Special taxes for surface water management and/or other special charges, paid in full:

Year: 2023
Tax Account No.: P54142 / 3755-002-004-0003
Amount Billed: \$132.40
Amount Paid: \$132.40
Levy Code: 0930
Affects: Parcel C

10. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). 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.: P54147 / 3755-003-001-0004
Levy Code: 0930
Assessed Value-Land: \$86,200.00
Assessed Value-Improvements: \$8,200.00

Note: Special taxes for surface water management and/or other special charges, paid in full:

Year: 2023
Tax Account No.: P54147 / 3755-003-001-0004
Amount Billed: \$56.15
Amount Paid: \$56.15
Levy Code: 0930
Affects: Parcel D

11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
12. 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.
13. Water Service Contract and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and City of Mount Vernon
Recording Date: July 26, 2023
Recording No.: [202307260033](#)

END OF EXCEPTIONS**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

SCHEDULE B

(continued)

Note A: 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:

LTS 1-4, BLK 2 & PTN LTS 1 & 10, BLK 3, RIVERSIDE ADDN TO MOUNT VERNON, TGW VAC ALLEY & ST

Tax Account No.: P54139 / 3755-002-002-0005, P54141 / 3755-002-003-0004, P54142 / 3755-002-004-0003 and P54147 / 3755-003-001-0004

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

208 West Kincaid Street
Mount Vernon, WA 98273

END OF NOTES**END OF SCHEDULE B**