

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**245467235**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

GHD Services, 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**  
**32650 State Route 20, Ste. E 202**  
**Oak Harbor, WA 98277**

Countersigned By:

Caesar Espinosa  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Tina McLaughlin  
Chicago Title Company of Washington  
32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277  
Phone: 360-639-4245 Fax: 866-451-5409  
Main Phone: (360)675-0733  
Email: Tina.McLaughlin@titlegroup.fntg.com

## SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$31.50

Effective Date: November 1, 2024 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:](#)

Nichols Ware NW Properties, LLC, a Washington limited liability company

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 Northwest Quarter of the Northeast Quarter of Section 27, Township 33 North, Range 1 East W.M., described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence East along the north line of said subdivision a distance of 220 feet to the True Point of Beginning; thence continuing East along said North line 196 feet, more or less, to the West line of the Plat of Pine Terrace, according to the Plat thereof, recorded in Volume 4 of Plats, page 55, records of Island County, Washington; thence South 208 feet, more or less, to the Northwest corner of Tract 38, of said Plat; thence North 89 degrees 01'12" West 196 feet; thence North to the true point of beginning.

EXCEPT that portion thereof lying easterly of the following described line:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter; thence South 89 degrees 01'12" East 316.76 feet along the North line of said subdivision to the true point of beginning of said line; thence South 1 degree 14'05" East 519.34 feet to a point on the North line of Lot 36, Plat of Pine Terrace, according to the plat thereof, recorded in Volume 4 of Plats, page 55, records of Island County, Washington, said point being the terminus of said line.

ALSO EXCEPT that portion of the Northwest Quarter of the Northeast Quarter of Section 27, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 01'12" East 220.00 feet along the North line of said subdivision; thence South 0 degrees 20'37" West 63.00 feet to the true point of beginning; thence continuing South 0 degrees 20'37" West 145.00 feet to a point that is South 89 degrees 01'12" East 220.00 feet from the West line of said subdivision; thence South 89 degrees 01'12" East 27.19 feet parallel with said North line; thence North 4 degrees 47'16" West 145.73 feet to a point that is South 89 degrees 01'12" East from the true point of beginning; thence North 89 degrees 01'12" West 14.15 feet to the true point of beginning. Also excepting therefrom right of way for County Road lying along the north line thereof.

Situate in Island County, Washington.

**SCHEDULE B**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Declaration of Covenants for purposes of preventing contamination of water supply, including its terms, covenants and conditions;

Recorded: October 11, 1978

Recording No.: [341015](#)

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

Granted to: Michael W. Haun and Deborah D. Haun, Husband and Wife

Purpose: Ingress and Egress

Recording Date: July 18, 1985

Recording No.: [85-9-00269-5](#)

Affects: Portion of said premises

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

Purpose: Ingress and egress

Recording Date: July 11, 1955

Recording No.: [99297](#)

Affects: Portion of said premises

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

Purpose: Septic Tank/drainfield

Recording Date: February 4, 1987

Recording No.: [87001583](#)

Affects: Portion of said premises

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

Purpose: Septic tank/drainfield

Recording Date: February 4, 1987

Recording No.: [87001584](#)

Affects: Portion of said premises

9. Water System Operating Maintenance and Management Agreement

Executed by: David Fischer; etal

Recording Date: May 21, 2007

Recording No.: [4202497](#)

**SCHEDULE B**

(continued)

Amended Water System Operating Maintenance and Management Agreement including the terms, covenants and provisions thereof

Recording Date: October 23, 2015

[Recording No.:](#) [4388308](#)

10. Record of Survey

Recording Date: December 2, 2015

[Recording No.:](#) [4390348](#)

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

Granted to: Nichols Ware Properties, LLC

Purpose: Ingress, egress and utilities

Recording Date: September 24, 2021

[Recording No.:](#) [4529897](#)

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

Granted to: RHF Properties LLC

Purpose: Ingress, egress and utilities

Recording Date: September 24, 2021

[Recording No.:](#) [4529898](#)

13. 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.

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

Amount: \$200,000.00

Dated: April 1, 2022

Trustor/Grantor: Nichols Ware NW Properties LLC

Trustee: Chicago Title Company of Washington

Beneficiary: J & D Fischer Properties LLC

Recording Date: April 12, 2022

[Recording No.:](#) [4543171](#)

Affects: Said premises

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

**SCHEDULE B**

(continued)

16. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
Tax Account No.: R13327-517-2910  
Key No./Property No: 38701  
Tax Code/Located In: 110  
Assessed Value: \$323,767.00

General and Special Taxes: Billed: \$2,450.52, Full Year  
Paid: \$2,450.52  
Unpaid: \$0.00

Prior to close, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

**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.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: Effective February 1, 2024 there is an additional \$15.00 fee for electronic recording service(s).

Note C: Note: Recording procedures in Island County have changed. We now E-Record all documents with the exception of files with Mobile Home Transfers. Island County Courthouse opens at 9:00 AM and will no longer accept Sale documents past 3:00 PM. All documents must be released by 2:30 PM to record same day. Recording Checks and Excise Checks need to be made payable to Chicago Title Company.

Please send recordings to:  
Recording Dept.  
1835 Barkley Blvd. Ste. 105  
Bellingham, WA 98226

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

979 Ault Field Rd  
Oak Harbor, WA 98277

Note E: 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. NW NE, 27-33-1E  
Tax Account No.: R13327-517-2910

**END OF NOTES**

**SCHEDULE B**  
(continued)

**END OF SCHEDULE B**