

CHICAGO TITLE INSURANCE COMPANY

2300 COLUMBIA CENTER, 701 5TH AVE
SEATTLE, WA 98104

SECOND CERTIFICATE

Order No.: 1361636

SHORT PLAT CERTIFICATE

Certificate for Filing Proposed Short Plat

In the matter of the short plat submitted for your approval, this Company has examined the records of the County Auditor and County Clerk of KING County, Washington, and the records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that the title to the following described land situate in said KING County, to-wit:

SEE SCHEDULE A (NEXT PAGE)

VESTED IN:

ADAM JONES, AS HIS SEPARATE ESTATE, AS TO PARCEL A; AND

JOHN W. BETROZOFF AND SARA JO BETROZOFF, TRUSTEES OF THE BETROZOFF FAMILY TRUST, DATED 5-2-94, AS TO PARCEL B

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

CHARGE: \$350.00

TAX: \$ 33.25

Records examined to August 21, 2013 at 8:00 A.M.

CHICAGO TITLE INSURANCE COMPANY

By



DARYL SAVIDIS

Title Officer

(206) 628-5610

SHORT PLAT CERTIFICATE
SCHEDULE A

(Continued)

LEGAL DESCRIPTION

PARCEL A:

ALL THAT PORTION OF TRACTS 13 AND 14 OF WILLOW GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE NORTH ALONG THE CENTERLINE OF SAID SECTION 904.42 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°14'25" WEST PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 473.96 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND SOLD TO RICHARD M. LUTY AND MISAKO LUTY, BY REAL ESTATE CONTRACT RECORDED SEPTEMBER 19, 1972, UNDER RECORDING NUMBER 7209190397;
THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SOLD UNDER SAID REAL ESTATE CONTRACT TO THE NORTHEAST CORNER THEREOF;
THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 408.64 FEET TO THE NORTHEAST CORNER OF TRACT 13;
THENCE ALONG THE EAST LINE OF TRACTS 13 AND 14, A DISTANCE OF 397.95 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET FOR COUNTY ROAD.

PARCEL B:

LOTS 1, 2, 3 AND 4, KING COUNTY SHORT PLAT NUMBER 1181034, RECORDED UNDER RECORDING NUMBER 8301060563, IN KING COUNTY, WASHINGTON.

CHICAGO TITLE INSURANCE COMPANY

Order No.: 1361636

SHORT PLAT CERTIFICATE
SCHEDULE B

This certificate does not insure against loss or damage by reason of the following exceptions:

GENERAL EXCEPTIONS:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- D. Easements or claims of easements not shown by the public records.
- E. Any lien, or right to lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- F. Liens under the Workmen's Compensation Act not shown by the public records.
- G. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
- H. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding or in the same becoming a lien.
- I. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims, or title to water.
- K. THIS REPORT IS ISSUED AND ACCEPTED UPON THE UNDERSTANDING THAT THE LIABILITY OF THE COMPANY SHALL NOT EXCEED ONE THOUSAND DOLLARS(\$1000.00).

SHORT PLAT CERTIFICATE
SCHEDULE B

(Continued)

EXCEPTIONS

A THE FOLLOWING PARAGRAPHS 1 THROUGH 9 AFFECT PARCEL A:

B 1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY:	REAL ESTATE CONTRACT AFFECTING ADJOINING PROPERTY
PURPOSE:	UTILITIES
AFFECTS:	SOUTH 5 FEET OF NORTH 158 FEET OF SAID PREMISES AND OTHER PROPERTY
RECORDED:	SEPTEMBER 19, 1972
RECORDING NUMBER:	7209190397

C 2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF WILLOW GARDEN TRACTS IN VOLUME 21 OF PLATS, PAGE 99.

D 3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7408270357.

E 4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN:	BURTON O. THOMPSON AND MARGARET A. THOMPSON, HIS WIFE
AND:	RICHARD M. LUTY AND MISAKO LUTY, HIS WIFE
RECORDED:	JULY 18, 1974
RECORDING NUMBER:	7407180480
REGARDING:	JOINT USE OF EXISTING WELL AND COSTS RELATED THERETO

F 5. REIMBURSEMENT AGREEMENT FOR UTILITY IMPROVEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED:	NOVEMBER 4, 1999
RECORDING NUMBER:	19991104001369

G FIRST AMENDMENT TO SAID AGREEMENT:

RECORDED:	FEBRUARY 13, 2001
RECORDING NUMBER:	20010213001494

SHORT PLAT CERTIFICATE
SCHEDULE B

(Continued)

EXCEPTIONS

6. TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBERS 8106040664 AND 9408091502.

r 7. 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:	2013
TAX ACCOUNT NUMBER:	942850-0065-06
LEVY CODE:	7260
ASSESSED VALUE-LAND:	\$ 364,000.00
ASSESSED VALUE-IMPROVEMENTS:	\$ 219,000.00

GENERAL & SPECIAL TAXES:	BILLED: \$ 7,842.01
	PAID: \$ 3,921.01
	UNPAID: \$ 3,921.00

j 8. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

k 9. NUMEROUS MATTERS AGAINST PERSONS/ENTITIES WITH NAMES SIMILAR TO ADAM JONES, THE EFFECT OF WHICH DEPENDS UPON IDENTITY WITH SAID PERSONS/ENTITIES.

m **THE FOLLOWING EXCEPTIONS 10 THROUGH 22 AFFECT PARCEL B:**

n 10. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON SAID SHORT PLAT.

o 11. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF WILLOW GARDEN TRACTS IN VOLUME 21 OF PLATS, PAGE 99.

p 12. WATER LINE EASEMENT AND WATER USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED:	MAY 3, 1982
RECORDING NUMBER:	8205030386

**SHORT PLAT CERTIFICATE
SCHEDULE B**

(Continued)

EXCEPTIONS

Q 13. RESTRICTIONS LIMITING THE USE OF PORTIONS OF THE PROPERTY LYING WITHIN CERTAIN DISTANCES OF A WATER WELL AND/OR REGULATING THE LOCATION OF A WATER WELL, RECORDED UNDER RECORDING NUMBER 8205030387.

R 14. REIMBURSEMENT AGREEMENT FOR UTILITY IMPROVEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED: NOVEMBER 4, 1999
RECORDING NUMBER: 19991104001369

S FIRST AMENDMENT TO SAID AGREEMENT:

RECORDED: FEBRUARY 13, 2001
RECORDING NUMBER: 20010213001494

T 15. TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBERS 8106040664 AND 9408091502.

U 16. MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 20040701900003, AS FOLLOWS:

FENCE DOES NOT CONFORM TO SOUTHERLY BOUNDARY OF LOT 3.

AZ 17. 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: 2013
TAX ACCOUNT NUMBER: 942850-0073-06
LEVY CODE: 2025
ASSESSED VALUE-LAND: \$ 67,900.00
ASSESSED VALUE-IMPROVEMENTS: \$ 0.00

GENERAL & SPECIAL TAXES: BILLED: \$ 772.97
PAID: \$ 772.97
UNPAID: \$ 0.00

AFFECTS: LOT 1 OF PARCEL B

AJ 18. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER

**SHORT PLAT CERTIFICATE
SCHEDULE B**

(Continued)

EXCEPTIONS

1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR:	2013
TAX ACCOUNT NUMBER:	942850-0072-07
LEVY CODE:	2025
ASSESSED VALUE-LAND:	\$ 56,100.00
ASSESSED VALUE-IMPROVEMENTS:	\$ 0.00
GENERAL & SPECIAL TAXES:	BILLED: \$ 638.64
	PAID: \$ 638.64
	UNPAID: \$ 0.00

AFFECTS: LOT 2 OF PARCEL B

- v 19. 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:	2013
TAX ACCOUNT NUMBER:	942850-0070-09
LEVY CODE:	2025
ASSESSED VALUE-LAND:	\$ 263,700.00
ASSESSED VALUE-IMPROVEMENTS:	\$ 100,000.00
GENERAL & SPECIAL TAXES:	BILLED: \$ 4,154.04
	PAID: \$ 4,154.04
	UNPAID: \$ 0.00

AFFECTS: LOT 3 OF PARCEL B

- AK 20. 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:	2013
TAX ACCOUNT NUMBER:	942850-00710-08
LEVY CODE:	2025
ASSESSED VALUE-LAND:	\$ 75,300.00
ASSESSED VALUE-IMPROVEMENTS:	\$ 0.00
GENERAL & SPECIAL TAXES:	BILLED: \$ 857.21
	PAID: \$ 857.21

SHORT PLAT CERTIFICATE
SCHEDULE B

(Continued)

EXCEPTIONS

UNPAID: \$ 0.00

AFFECTS: LOT 4 OF PARCEL B

W 21. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

X 22. TERMS, POWERS, CONDITIONS AND LIMITATIONS OF THE BETROZOFF FAMILY TRUST.

Y THE REMAINING PARAGRAPHS AFFECT BOTH PARCELS:

AC 23. THE LEGAL DESCRIPTION IN THIS CERTIFICATE IS BASED ON INFORMATION PROVIDED WITH THE APPLICATION AND THE PUBLIC RECORDS. PLEASE NOTIFY THE TITLE INSURANCE COMPANY IF THE DESCRIPTION DOES NOT CONFORM TO EXPECTATIONS.

AD NOTE 1:
A SURVEY HAS BEEN RECORDED UNDER RECORDING NUMBER 8302239011.

AFFECTS: PARCEL B

AE NOTE 2:
ANY MAP FURNISHED WITH THIS CERTIFICATE IS FOR CONVENIENCE IN LOCATING THE LAND INDICATED HEREIN WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE THEREON.

AF NOTE 3:
THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED TO COMPLY WITH THE REQUIREMENTS OF RCW 64.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WHICH MUST ALSO APPEAR IN THE BODY OF THE DOCUMENT:

PARCEL A: PTN OF LOTS 13-14, VOLUME 21 PLATS, PG 99;
PARCEL B: LOTS 1-4, KCSP NO. 1181034, REC. NO. 8301060563.

END OF SCHEDULE B