

SUBDIVISION GUARANTEE

Guarantee No.: G-6329-000005788

Fee: \$300.00

Order No.: 764176RT

Effective Date: October 31, 2019



Stewart Title Guaranty Company (the "Company"), guarantees the County of Pierce and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Brenda McCoy



[Signature]
Senior Chairman of the Board

[Signature]
Chairman of the Board

[Signature]
President



Rainier Title, LLC
Company

Everett, WA
City, State

Guarantee Serial No.: G-6329-000005788

SUBDIVISION GUARANTEE

SCHEDULE A

Order Number: 764176RT

Prepared by: Rainier Title, LLC
Guarantee No.: G-6329-000005788

Effective Date: October 31, 2019 at 8:00 A.M.

Premium: \$300.00
Tax: \$30.00
Total: \$330.00

OWNERS:

PNW Home Buyer, LLC, a Washington limited liability company

LEGAL DESCRIPTION:

See Attached Exhibit A

SUBJECT TO:

1. General taxes and charges for the year 2019, which have been paid.
Amount: \$3,590.21
Tax Account No.: 042004-104-8

Levy code: 079
Assessed value of land: \$214,700.00
Assessed value
of improvements: \$66,900.00

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:
PNW Home Buyer LLC
2110 104th Avenue CT apt E-205
Edgewood, WA 98372

2. The legal description in this commitment is based upon information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company, prior to closing, if the description does not conform to their expectations.

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3. Deed of Trust and the terms and conditions thereof:
Grantor: PNW Home Buyer, LLC, a Washington limited liability company
Trustee: Rainier Title Co
Beneficiary: Merchants Mortgage NW, LLC
Original amount: \$460,405.00
Dated: June 7, 2019
Recorded: June 11, 2019
Recording No.: [201906110395](#)

Affects: Includes other property

Assignment of the Deed of Trust:
Assignee: A&S Lending, LLC
Recorded: June 11, 2019
Recording No.: [201906110450](#)
4. We find no pertinent matters of record against the name(s) of the vested owners.
5. The following conveyances were recorded within the last 36 months:

Statutory Warranty Deed recorded under Recording No. [201905080252](#);

Personal Representative's Deed recorded under Recording No. [201906110394](#);
6. Agreement and the terms and conditions thereof:
Recorded: October 27, 1977
Recording No.: [2774304](#)
Regarding: To hold First Mark Corporation, their heirs and assigns, harmless from damages resulting from drainage flow from the plat of Rosecrest, adjoining on the South.
7. Agreement and the terms and conditions thereof:
Recorded: March 7, 1978
Recording No.: [2804218](#)
Regarding: To hold the City of Milton, their heirs and assigns, harmless from damages which may be caused by drainage flow across the premises from the plat adjoining on the South.

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

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EXHIBIT A

The North 230 feet of the West 300 feet of the South 9.32 acres of the West half of Government Lot 2, Section 4, Township 20 North, Range 4 East, W.M., in Pierce County, Washington;

Situate in the County of Pierce, State of Washington.

End of Schedule A

SUBDIVISION GUARANTEE

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE RAINIER TITLE LLC AND STEWART TITLE GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Rainier Title LLC and Stewart title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Rainier Title LLC and Stewart Title Guaranty Company, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

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We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. We do not control their subsequent use of information, and suggest you refer to their privacy notices.

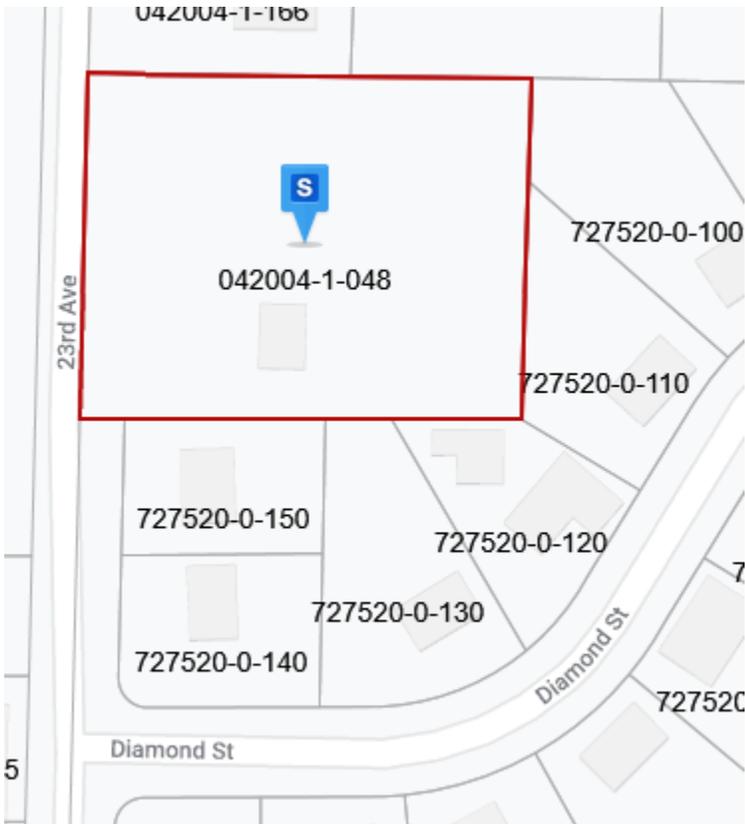
Sharing practices	
How often do/does Rainier Title LLC and Stewart Title Guaranty Company notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Rainier Title LLC and Stewart Title Guaranty Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Rainier Title LLC and Stewart Title Guaranty Company collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none">• request insurance-related services• provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: 2722 Colby Avenue, Suite 125; Everett, WA 98201, or call 888 828.0018



Order No. 764176RT



This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes **NO LIABILITY** for any matter related to this sketch. Reference should be made to an accurate survey for further information.