

# stewart title®

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## WA SUBDIVISION GUARANTEE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Guarantee No.:** G-0000434770998

**Fee:** \$ 300.00

**Order No.:** 20-11044

**Dated:** April 2, 2020

Stewart Title Guaranty Company (the "Company"), guarantees the County of Spokane 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:

\_\_\_\_\_  
Authorized Countersignature

\_\_\_\_\_  
Vista Title and Escrow, LLC  
Company Name

\_\_\_\_\_  
201 W. North River Drive  
Suite 205  
Spokane, WA 99201  
City, State



\_\_\_\_\_  
*Matt Morris*

**Matt Morris**  
President and CEO

\_\_\_\_\_  
*Denise Carraux*

**Denise Carraux**  
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

In writing this company please address at P.O. Box 2029, Houston, Texas 77252-2029, and refer to the printed Serial Number

## WA Subdivision Guarantee

### SUBDIVISION GUARANTEE

Prepared by: Vista Title and Escrow, LLC, 602386172

Order Number: 20-11044

Effective Date: April 2, 2020

Premium: \$300

Sales Tax: \$26.7

Total: \$326.7

Guarantee No.: 434770998

OWNERS: Diamond Rock Construction Inc

LEGAL DESCRIPTION: Ptn of the NW 1/4 in 03-24-43

SUBJECT TO:

1. General Taxes: First half delinquent May 1; Second half delinquent November 1:  
Year: 2020  
Amount Billed:  
Amount Paid:  
Amount Due: , plus interest and penalties  
Tax Account No.: 34032.9177 in the [official records](#)  
Levy Code: 0085  
Land: \$87,440  
Improvements: \$227,200

2. Deed of Trust and the terms and conditions thereof:  
Grantor: Lowell A. Johnson and Barbara S. Johnson, husband and wife  
Trustee: First American Title Insurance Company, a California corporation  
Beneficiary: N/A  
Amount: \$25,000.00  
Dated: December 16, 1991  
Recorded: December 27, 1991  
Recording No.: 9112270228 in the [official records](#)

The amount now secured by said Deed of Trust and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.

Note: No release or reconveyance of record found.

3. Evidence of the identity and authority of the officers of Diamond Rock Construction, Inc. a Washington corporation to execute the forthcoming instrument must be submitted.
4. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one-to four-family residence. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The Policy and any applicable endorsements will be issued at the filed rate.
5. An inspection of the land described herein has been ordered to determine any potential lien rights due to improvements or renovations under construction or recently completed. As a result of the inspection, we may require one or more of the following which will be subject to review and acceptance by the Company:
  - A. Execution of Indemnity Agreement regarding Mechanic Liens by borrowers, general contractors, and/or other parties as we may require;
  - B. If a general contractor was employed, a general indemnity executed by both the contractor and owner;
  - C. Evidence of payment from all contractors, subcontractors and material suppliers;
  - D. Review of a current financial statement for the borrowers. If such is not available, a copy of the loan application may be submitted;

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AND

E. Such other items as the company at its discretion may deem appropriate.

6. The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
7. Easement Agreement and the terms and conditions thereof:  
Recorded: January 15, 1986  
Recording No.: 8801150192 in the [official records](#)
8. Ordinance No. C-33597 and the terms and conditions thereof:  
Recorded: March 1, 2005  
Recording No.: 5184999 in the [official records](#)
9. Boundary Line Adjustment and the terms and conditions thereof:  
Recorded: October 31, 2016  
Recording No.: 6548788 in the [official records](#)
10. Terms and conditions of survey recorded October 31, 2016 under Recording Number 6548789 in the [official records](#).

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### INFORMATIONAL NOTES

1. The legal description contained herein has been derived from information submitted with the application and as available from the record title. Said description should be carefully reviewed to assure it meets the intentions of the parties to this transaction.
2. Any maps, plats or surveys attached to this commitment are provided solely for informational purposes and to assist in locating the property with reference to streets and other parcels. While it is believed to be correct, Vista Title and Escrow, LLC assumes no liability for any loss occurring by reason of reliance thereon.
3. This office conforms to the Federal Privacy Laws. Please see attached Privacy Policy Notice.
4. Abbreviated Legal Description: Ptn of the NW 1/4 in 03-24-43
5. In the last 36 months the following documents that affect title to the herein described property have been recorded:  
  
Deed recorded February 28, 2020 under recording number 6896714.  
  
The deed prior to that mentioned above conveying title was recorded December 21, 1976 under Recording No. 7612210263.
6. THIS PROPERTY MAY BE SUBJECT TO A CHARGE BY SPOKANE COUNTY FOR SEWER CONSTRUCTION, REFERRED TO AS A CAPITAL FACILITIES RATE (CFR). THIS CHARGE IS IN ADDITION TO THE MONTHLY CHARGE FOR SEWER SERVICES. PLEASE CONTACT THE DIVISION OF UTILITIES BILLING SECTION FOR INFORMATION (509) 477-3604.
7. We find no pertinent matters filed or recorded against Diamond Rock Construction, Inc. a Washington corporation, proposed insured purchasers.

## WA Subdivision Guarantee

### SUBDIVISION GUARANTEE

Order Number: 20-11044

Guarantee No.: 434770998

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.

That portion of Government Lot 6 in Section 3, Township 24 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington described as follows:

Commencing at the Southwest corner of Lot 7, Block 1, Final Plat of Brookshire Estates, recorded January 5, 1989, in Plat Book 18, Page 84. Doc #8901050166;

Thence South 88°31'34" East, on and along the South boundary line of said Plat, a distance of 375.73 feet to the point of beginning for Parcel B;

Thence leaving said plat boundary line, South 01°07'29" West, a distance of 166.19 feet;

Thence South 88°37'51" East, a distance of 254.25 feet, to the West right-of-way line of Freya Street (formerly Fields Road);

Thence on and along said West right-of-way line, North 01°07'29" East, a distance of 165.73 feet, to the South boundary line of said Final Plat of Brookshire Estates;

Thence North 88°31'34" West, on and along the South boundary line of said plat, a distance of 254.25 feet to the point of beginning, records of Spokane County, Washington.

Situate in the County of Spokane, State of Washington.