



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-0000122470568
Order No.: 20-14411

Fee: \$ 300.00
Dated: October 19, 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





Frederick H. Eppinger
President and CEO



Denise Carraux
Secretary

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

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SUBDIVISION GUARANTEE

Prepared by: Vista Title and Escrow, LLC, 602386172

Order Number: 20-14411

Effective Date: October 19, 2020

Premium: \$300.00

Sales Tax: \$26.70

Total: \$326.7

Guarantee No.: 122470568

OWNERS: Jake Townhomes LLC

LEGAL DESCRIPTION: Lot 8 in Block 3 of McCarroll East 5th Addition

SUBJECT TO:

1. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2020
Amount Billed: \$5,548.31
Amount Paid: \$2,774.15
Amount Due: \$2,774.16, plus interest and penalties
Tax Account No.: 26224.0908 in the [official records](#)
Levy Code: 0010
Land: \$37,500.00
Improvements: \$412,500.00
2. Liens and Assessments of McCarroll East 5th Addition Homeowner's Association.
3. Deed of Trust and the terms and conditions thereof:
Grantor: Jake Townhomes, LLC, a Washington limited liability company
Trustee: First American Title Insurance Company
Beneficiary: Spokane Teachers Credit Union
Amount: \$5,400,000.00
Dated: June 12, 2019
Recorded: June 12, 2019
Recording No.: 6812957 in the [official records](#)

NOTE: THIS DEED OF TRUST SECURES AN EQUITY LINE OF CREDIT AND/OR REVOLVING LOAN. IN ORDER TO INSURE, THE COMPANY REQUIRES EITHER (A) SATISFACTORY EVIDENCE FROM THE LENDER THAT THE ACCOUNT HAS BEEN FROZEN OR CLOSED OR (B) EVIDENCE THAT ESCROW HAS SUBMITTED TO THE LENDER A LETTER SIGNED BY ALL BORROWERS ON THE ACCOUNT. THIS EVIDENCE MUST BE SUBMITTED TO THE COMPANY PRIOR TO THE RECORDING.

Affects this and other property

Assignment of Rents and the terms and conditions thereof:

Recorded: June 12, 2019

Recording No.: 6812958 in the [official records](#)

4. Evidence of the authority of the individual(s) to execute the forthcoming document(s) for Jake Townhomes, LLC, a Washington limited liability company, copies of current operating agreement should be submitted prior to close.
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;

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- 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;
- 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 and the terms and conditions thereof:
Grantee: The Washington Water Power Company
Purpose: Right of Way
Recorded: May 23, 1941
Recording No.: 495846A in the [official records](#)
 8. Easement and the terms and conditions thereof:
Grantee: The Washington Water Power Company
Purpose: Right of Way
Recorded: November 28, 1955
Recording No.: 356089B in the [official records](#)
 9. Right of Way Contract and the terms and conditions thereof:
Recorded: May 31, 1956
Recording No.: 391198B in the [official records](#)
 10. Indian Trail Annexation Agreement and the terms and conditions thereof:
Recorded: August 23, 1966
Recording No.: 227071C in the [official records](#)
 11. Easement and the terms and conditions thereof:
Grantee: The Washington Water Power Company
Purpose: Right of Way
Recorded: June 29, 1973
Recording No.: 7306290152 in the [official records](#)
 12. Easement and the terms and conditions thereof:
Grantee: Pacific Northwest Bell Telephone Company
Purpose: Underground communication lines
Recorded: May 3, 1978
Recording No.: 7805030080 in the [official records](#)
 13. Agreement and the terms and conditions thereof:
Recorded: November 18, 1985
Recording No.: 8511180330 in the [official records](#)
 14. Drainage Easement and the terms and conditions thereof:
Recorded: August 31, 1992
Recording No.: 9208310433 in the [official records](#)
 15. Covenant and the terms and conditions thereof:
Recorded: April 25, 1995
Recording No.: 9504250293 in the [official records](#)
 16. Storm Water Agreement and the terms and conditions thereof:
Recorded: January 20, 1999

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Recording No.: 4319778 in the [official records](#)

17. Ordinance and the terms and conditions thereof:

Recorded: November 9, 2000

Recording No.: 4532430 in the [official records](#)

18. Covenants, conditions, restrictions and reservations, but deleting any covenant, conditions, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions 42 USC 3604 (C), and any amendments thereto:

Recorded: March 20, 2020

Recording No.: 6903278 in the [official records](#)

19. Restrictions, easements, dedications and delineated matters contained on the face of the Plat of McCarroll East 5th Addition in the [official records](#) as recorded in Volume 40 of Plats, Page(s) 26-28, and any amendments thereto.

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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: Lot 8 in Block 3 of McCarroll East 5th Addition
5. In the last 24 months the following documents that affect title to the herein described property have been recorded: NONE
The Vestee(s) herein acquired title by Deed recorded November 8, 2017, under Recording No. 6657686 in the [official records](#).
The record discloses no conveyances of the property herein described since said deed.
6. We find no pertinent matters filed or recorded against Jake Townhomes, LLC, a Washington limited liability company, proposed insured purchasers.

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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.

Lot 8 in Block 3 of McCarroll East 5th Addition, as per plat thereof recorded in Volume 40 of Plats, page(s) 26-28, records of Spokane County, Washington.

Situate in the City of Spokane, County of Spokane, State of Washington.