

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by:
Stewart Title Company
981 Powell Ave SW, Suite 100
Renton, WA 98057

Order Number: 1003291

Guarantee No.: G-6329-11794

Effective Date:

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

OWNERS: Lakhwinder Singh Boparai and Sharnjit Kaur Boparai, a married couple

LEGAL DESCRIPTION:
See Exhibit "A" Attached Hereto

SUBJECT TO:

1. General taxes for the year 2020 have been paid in full:
In the Amount of: \$5,139.92
Tax Account No.: 537980-1680-00
Levy Code: 2226
Land: \$211,000.00
Improvements: \$195,000.00
2. Liability for sewer treatment capacity charges that may be assessed but not disclosed in the public records. Please contact the King County Capacity Charge Department for further information at 206-296-1450.
3. Deed of Trust dated January 25, 2020 and recorded January 31, 2020 as Instrument Number 20200131001395 in the original principal amount of \$379,920.00 from Lakhwinder Singh Boparai and Sharnjit Kaur Boparai, a married couple to Fidelity National Title Company of Washington, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company.
4. Right to enter said premises to make repairs and the right to cut brush and trees which constitutes a menace or danger to the electric transmission line located in the street or road adjoining said premises as granted by instruments recorded under Recording No. 2642542.
5. Terms, covenants, conditions and/or provisions contained in an easement serving said premises, as contained in instrument recorded under Instrument Number 8008220678.
6. Highline Water District Resolution updating the general facilities charges and the terms and conditions thereof recorded under Instrument No. 20140106000375.



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Fee: \$300.00

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Stewart Title Guaranty Company (the "Company"), guarantees the County of King 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.


Authorized Countersignature

Stewart Title Company
981 Powell Ave SW, Suite 100
Renton, WA 98057




Frederick H. Eppinger
President and CEO


Denise Carraux
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com.
In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

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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.

**SUBDIVISION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

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Beginning at a point on the West line of Section 27, Township 23 North, Range 4 East, W.M., in King County, Washington, distant South 0° 01' 11" West 643.69 feet from the Northwest corner of said Section;

Thence South 89° 59' 10" East 1370.00 feet to the true point of beginning of this description;

Thence continuing South 89° 59' 10" East 80.00 feet;

Thence South 0° 01' 11" West 275.40 feet;

Thence North 89° 59' 10" West 80.00 feet;

Thence North 0° 01' 11" East 275.40 feet to the true point of beginning.

(Also known as Lot 9, Block 11, McMicken Heights No. 2, according to the unrecorded plat)