

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**210044553 3rd  
Guarantee**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

**Lennar Northwest Inc., a Delaware Corporation**

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
**676 Woodland Square Loop SE, Suite 405**  
**Lacey, WA 98503**

Countersigned By:

Mark Karjalahti  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Mark Karjalahti Chicago Title Company of Washington 676 Woodland Square Loop SE, Suite 405 Lacey, WA 98503 Phone: 360-456-7878 Fax: 360-493-1985 Main Phone: (360)456-7878 Email: Mark.Karjalahti@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$32.90

Effective Date: November 3, 2022 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

**Lennar Northwest Inc., a Delaware Corporation**

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 38170008400**

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**Lot 84 of Campus Springs, according to plat recorded April 11, 2014 under Auditor's File No. 4387417;**

**In Thurston County, Washington**

**SCHEDULE B**

1. 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: 2022  
Tax Account No.: 38170008400  
Levy Code: 241dnr  
Assessed Value-Land: \$1,153,600.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$11,703.84  
Paid: \$11,703.84  
Unpaid: \$0.00

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric Transmission and/or Distribution Line  
Recording Date: June 8, 1994  
Recording No.: 9406080269  
Affects: Portion of said premises

3. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

Recording Date: July 21, 1994  
Recording No.: 9407210227

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 8, 1993  
Recording Nos.: 9304080184 and 9304080185

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 3073462, 3150033, 3226655, 3232742, 3325010, 3325011, 3592110, 3666327, 3666330, 3666332, 3666333, 3781698, 3781699, 3784046, 3882339, 3882341, 3784046, 3882342, 4112085, 4270829, 4332912 and 4387416

5. Provisions contained in the articles of incorporation and bylaws of Meridian Campus Residential Owners Association, including any liability to assessment lien.

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, as set forth on Survey:

Recording No: 3392424

**SCHEDULE B**  
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Lacey  
Purpose: Utilities  
Recording Date: October 30, 1997  
Recording No.: 3117638  
Affects: Portion of said premises

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric and gas transmission and/or distribution system  
Recording Date: July 11, 2013  
Recording No.: 4347537  
Affects: Portion of said premises

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric and gas transmission and/or distribution system  
Recording Date: December 12, 2013  
Recording No.: 4372417  
Affects: Portion of said premises

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on plat of Campus Springs:

Recording No: 4387417

**END OF EXCEPTIONS**

**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lot 84 Campus Springs  
Tax Account No.: 38170008400

**SCHEDULE B**  
(continued)

Note B: Note: Any map furnished with this Guarantees for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

Note C: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

8808 Corona ST NE  
Lacey, WA 98516

**END OF NOTES**

**END OF SCHEDULE B**