

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**210044555 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): 38480008000**

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**Lot 80 of Campus Reserve, as recorded January 26, 2015 under Auditor's File No. 4427673;**

**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.: 38480008000  
Levy Code: 241dnr  
Assessed Value-Land: \$1,041,600.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$10,571.05  
Paid: \$10,571.05  
Unpaid: \$0.00

2. Mitigation Agreement and terms and provisions thereof, providing for assessment of fees to mitigate impact on the district by additional students:

School District: North Thurston Public Schools No. 003  
Recording Date: November 6, 2014  
Recording No.: 4416441

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 67014

4. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed

Grantor: Weyerhaeuser Timber Co., a Washington corporation  
Recording Date: June 15, 1970  
Recording No.: 824014

Said instrument is a re-record of Auditor's File No. 815128.

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

Granted to: City of Lacey, a municipal corporation  
Purpose: Water line  
Recording Date: November 8, 1993  
Recording No.: 9311080213  
Affects: Portion of said premises

**SCHEDULE B**  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 8, 1994  
Recording No.: 9406080269  
Affects: Portion of said premises
7. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed
- In favor of: City of Lacey  
Recording Date: July 21, 1994  
Recording No.: 9407210227
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Lacey, a municipal corporation  
Purpose: Utilities  
Recording Date: October 30, 1997  
Recording No.: 3117638  
Affects: Portion of said premises
9. Conditions, notes, easements, provisions and encroachments contained and/or delineated on the face of the survey recorded under Auditor's File No. 3339690.
10. Golf Cart Path Easement Agreement and the terms and conditions thereof:
- Between: Vicwood Meridian Partnership, a Washington general partnership  
And: Hawks Prairie Golf, LLC, a Washington Limited Partnership  
Recording Date: October 5, 2001  
Recording No.: 3383757
- Assignment and Assumption of Contract recorded under Auditor's File No. 3666329.
11. Conditions, notes, easements, provisions and encroachments contained and/or delineated on the face of survey recorded under Auditor's File No. 3392424.
12. Declaration of Covenants with respect to Campus Glen Storm Drainage, and the terms and conditions thereof:
- Recording Date: August 16, 2004  
Recording No.: 3666335
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utilities  
Recording Date: March 1, 2005  
Recording No.: 3712775  
Affects: Portion of said premises

**SCHEDULE B**  
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Qwest Corporation, a Colorado corporation  
Purpose: Telecommunication services  
Recording Date: January 31, 2008  
Recording No.: 3986377  
Affects: Portion of said premises
15. Conditions, notes, easements, provisions and encroachments contained and/or delineated on the face of the survey recorded under Auditor's File No. 3989407.
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utilities  
Recording Date: July 11, 2013  
Recording No.: 4347537  
Affects: Portion of said premises
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utilities  
Recording Date: October 2, 2014  
Recording No.: 4411529  
Affects: Portion of said premises
18. 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 Campus Reserve :
- Recording No: 4427673
19. 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 No.: 9304080184 and 9304080185

**SCHEDULE B**  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording No.: 3073462, 3150033, 3226655, 3232742, 3325010, 3325011, 3592110, 3666327, 3666330, 3666331, 3666332, 3666333, 3781698, 3781699, 3784046, 3882339, 3382340, 3882341, 3882342, 4112085 and 4427672

Assignment and Assumption of Contract Rights recorded under Auditor's File No. 3666329.

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

**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 80 Campus Reserve  
Tax Account No.: 38480008000

Note B: Note: Any map furnished with this Guarantee is 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:

3315 Juno CT NE  
Lacey, WA 98516

**END OF NOTES**

**END OF SCHEDULE B**