

SUBDIVISION

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Guarantee/Certificate Number:

**201965-TC
Amendment Second**

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Apex Engineering, their successors or assigns

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
1142 Broadway, Suite 200
Tacoma, WA 98402

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:
Title Officer: Rob Hainey Chicago Title Company of Washington 1142 Broadway, Suite 200 Tacoma, WA 98402 Fax: 866-671-3908 Main Phone: (253)671-6623 Email: Rob.Hainey@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: August 3, 2020 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:

Andrey I. Tiginyanu and Mary A. Tiginyanu, husband and wife

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): 041904-1029

PART OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING 1064.20 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION 4;
RUNNING THENCE EAST 716.09 FEET;
THENCE SOUTH 412.41 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE WEST ALONG SAID SOUTH LINE 719.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 413.59 FEET TO THE PLACE OF BEGINNING;

EXCEPT THE WEST 30 FEET FOR H. C. TEMPLE COUNTY ROAD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS

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

Purpose: Ingress, egress and utilities
Recording Date: July 29, 1966
[Recording No.: 2155903](#)
Affects: Portion of said premises

2. Ordinance No. 2464 and the terms and conditions thereof:

Recording Date: March 1, 1996
[Recording No.: 9603010062](#)
Regarding: Annexing property to the City

The above mentioned Ordinance is a re-recorded of under [Recording No. 9602080211](#)

3. 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 Short Plat:

[Recording No: 9907215002](#)

4. 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: 2020
Tax Account No.: 041904-1029
Levy Code: 096
Assessed Value-Land: \$251,300.00
Assessed Value-Improvements: \$194,400.00

General and Special Taxes:
Billed: \$5,282.82
Paid: \$2,641.41
Unpaid: \$2,641.41

5. City, county or local improvement district assessments, if any.

SCHEDULE B
(continued)

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$541,500.00
Dated: February 1, 2020
Trustor/Grantor: Andrey I Tiginyanu and Mary A Tiginyanu, husband and wife
Trustee: Fidelity National Title Company of Washington, Inc
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Alaska USA Mortgage Company, LLC,
Loan No.: 4000014852
Recording Date: February 4, 2020
[Recording No: 202002040338](#)

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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:

Subdivision: Ptn of Gov't Lt 2 in NE of 4-19-4 [APN/Parcel ID\(s\): 041904-1029](#)
Tax Account No.: 041904-1029

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

2617 9th Street SW
Puyallup, WA 98373

Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF SCHEDULE B