



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-000013791

Fee: \$ 300.00

Order No.: 23-31730-VTE

Dated: November 30, 2023

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

David Hisey
Secretary

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

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

Prepared by: Vista Title and Escrow LLC, 602386172

Order Number: 23-31730-VTE

Effective Date: November 30, 2023

Premium: \$300.00

Sales Tax: \$27.00

Total: \$327.00

Guarantee No.:

OWNERS: Grove Road, LLC, a Washington Limited Liability Company

LEGAL DESCRIPTION: Lot 1 and Lot 2 of Kelly Final City Short Plat No. Z22-233 and LOTS 4, 5, 6, 8, 9 AND 10, BLOCK 3, DRUMHELLER SPRING ADDITION

SUBJECT TO:

1. Payment of Real Estate Excise Tax, if applicable:

Beginning January 1, 2020, the state will switch to a graduated tax scale based on the selling price of the property (RCW.45.060):

\$500,000.00 and less: 1.1% (plus local rate of .25% or .50%)

Greater than \$500,000.00 and less than or equal to \$1,500,000.00: 1.28% (plus local rate .25% or .50%)

Greater than \$1,500,000.00 and less than or equal to \$3,000,000.00: 2.75% (plus local rate .25% or .50%)

Greater than \$3,000,000.00: 3% (plus local rate .25% or .50%).

2. Delinquent General Taxes:

Year: 2023

Amount Billed: \$450.59

Amount Paid: \$225.29

Amount Due: \$225.30, plus interest and penalties

Tax Account No.: 25014.4701 in the [official records](#)

Levy Code: 0010

Land: \$45,000.00

Improvements: \$0.00

Note: Affects Parcel A

3. Delinquent General Taxes:

Year: 2023

Amount Billed: \$472.86

Amount Paid: \$247.76

Amount Due: \$225.10, plus interest and penalties

Tax Account No.: 25014.4702 in the [official records](#)

Levy Code: 0010

Land: \$45,000.00

Improvements: \$0.00

Note: Affects Parcel A

4. General taxes for the year 2023 have been paid in full:

In the Amount Of: \$1,035.71

Tax Account No.: 25014.4207 in the [official records](#)

Levy Code: 0010

Land: \$105,000.00

Improvements: \$0.00

Note: Affects Parcel B

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5. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.
6. Evidence of the authority of the individual(s) to execute the forthcoming document(s) for Grove Road, LLC, a Washington Limited Liability Company, copies of current operating agreement should be submitted prior to close.
7. Easement and the terms and conditions thereof:
Grantee: City of Spokane
Purpose: Street Slope
Recorded: August 16, 1957
Recording No.: 479352B in the [official records](#)
8. Agreement and the terms and conditions thereof:
Recorded: March 10, 1983
Recording No.: 8303100083 in the [official records](#)
9. Easement and the terms and conditions thereof:
Grantee: The Washington Water Power Company
Purpose: Right of Way
Recorded: May 23, 1989
Recording No.: 8905230018 in the [official records](#)
10. Street Paving Waiver Agreement and the terms and conditions thereof:
Recorded: July 18, 2008
Recording No.: 5698648 in the [official records](#)
11. Boundary Line Adjustment and the terms and conditions thereof:
Recorded: October 22, 2008
Recording No.: 5729052 in the [official records](#)
12. Terms and conditions of survey recorded April 23, 2019 under Recording Number 6799254 in the [official records](#) .
13. Restrictions, easements, dedications and delineated matters, 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 violate 42 USC 3604 (C), contained on the face of the Plat of Drumheller Spring Addition in the [official records](#) as recorded in Volume "E" of Plats, Page(s) 11, and any amendments thereto.
14. Restrictions, easements, dedications and delineated matters, 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 violate 42 USC 3604 (C), contained on the face of the Plat of Kelly Final City Short Plat No. Z22-233 in the [official records](#) as recorded in Volume 37 of Short Plats, Page(s) 66-67, and any amendments thereto.

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Guarantee No.:

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 1 and Lot 2 of Kelly Final City Short Plat No. Z22-233 and LOTS 4, 5, 6, 8, 9 AND 10, BLOCK 3, DRUMHELLER SPRING ADDITION
5. Recording fees charged by the county will be billed as follows: Deeds of Trust are \$204.50 for the first page and \$1.00 for each page thereafter. Deeds are \$203.50 for the first page and \$1.00 for each page thereafter.
6. In the last 12 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 December 31, 2018 and June 2, 2023, under Recording No's. 6772993 and 7287833.

The record discloses no conveyances of the property herein described since said deed.

7. We find no pertinent matters filed or recorded against Grove Road, LLC, 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.

Parcel A:

Lot 1 and Lot 2 of Kelly Final City Short Plat No. Z22-233, recorded October 27, 2022 under Recording No. 7249860, records of Spokane County, Washington.

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

Affects Parcel Numbers: 25014.4702 and 25014.4702

Parcel B:

LOTS 4, 5, 6, 8, 9 AND 10, BLOCK 3, DRUMHELLER SPRING ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 11, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SPOKANE, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10, 70 FEET TO A POINT; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 10, 44 FEET WEST FROM THE NORTHEAST CORNER; THENCE NORTHWESTERLY TO THE NORTH LINE OF SAID LOT 9, 30 FEET WEST FROM THE NORTHEASTERLY CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9, 3 FEET TO A POINT; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 8, 26 FEET WEST FROM THE NORTHEASTERLY CORNER THEREOF; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 4, 54 FEET WEST FROM THE NORTHEASTERLY CORNER THEREOF; BEING THE TERMINATION POINT OF SAID LINE;

TOGETHER WITH THAT PORTION OF DALTON AVENUE AS VACATED BY ORDINANCE NO. C-27577 THAT WOULD ATTACH BY OPERATION OF LAW.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Affects Parcel Number: 25014.4207