



Land Title and Escrow Company
"Local People Serving Local People"

Skagit County – 111 East George Hopper Road – Burlington, WA 98233
Phone: (360)707-2158 – Fax: (360)707-0460

Title No.: 209101-LT
Address Reference: NHN S. Pine Street, Burlington, WA 98233
Tax Parcel No.: 4077-129-006-0101/P133596 & 4077-129-006-0201/P133597 & 4077-132-001-0000/P72178 &
4077-132-003-0008/P72179 & 4077-132-004-0106/P72181 & 4077-131-005-0008/P72175 &
4077-131-003-0000/P72173 & 4077-131-002-0001/P72172 & 3867-000-072-0306/P62772 &
3867-000-072-0207/P62771

Note that the following parcels are not included
in the proposed preliminary plat:

P72172, P72173, P72175

PREPARED FOR:

Seller: Dynes Real Estate Holdings, LLC
Buyer: Gages Crossing LLC
Mortgage Broker: Landed Gentry Development, Inc.
Kendra Decker / kendra@landedgentry.com
Escrow: Land Title and Escrow Company
Shelley Miner / shelley@ltco.com

PREPARED BY:

For questions about the Commitment please contact:

Title Officer: Barb McGrady (360) 707-2158 barb@ltco.com



ALTA Commitment for Title Insurance

Title Order No.: 209101-LT

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of:

Land Title and Escrow Company
111 E. George Hopper Road
Burlington, WA 98233

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111*

B McGrady

Authorized Signatory

By *Mal A. Sisk* President
Attest *David Wold* Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) “Mortgage”: A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) “Proposed Policy Amount”: Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) “Public Records”: Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) “Title”: The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company’s written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company’s liability shall not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

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- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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**ALTA COMMITMENT
SCHEDULE A**

Transaction Identification Data for reference only:

Issuing Agent: Land Title and Escrow Company
Issuing Office: 111 E. George Hopper Road, Burlington, WA 98233
Issuing Office's ALTA Registry ID: 0003039
Title Officer: Barb McGrady
Title Order No.: 209101-LT
Property Address: NHN S. Pine Street, Burlington, WA 98233

1. Commitment Date: **April 26, 2023 at 8:00 AM**

2. Policy or Policies to be issued:

ALTA Owner's Policy
Subdivider's Rate

Note that the following parcels are not included
in the proposed \$2,000,000 plat: P P P
Proposed in the proposed \$2,000,000 plat: P P P

Premium: \$ 1,384.00

Tax: \$ 119.02

Proposed Insured: **Gages Crossing LLC, a Washington limited liability company**

3. The estate or interest in the Land described or referred to in this Commitment is **fee simple**

4. The Title is, at the Commitment Date, vested in:

Dynes Real Estate Holdings, LLC, a Washington Limited Liability Company

5. The Land is described as follows: **See Exhibit A attached**

END OF SCHEDULE A

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ALTA COMMITMENT**EXHIBIT A****PARCEL "A":**

Parcels 2 and 3 of Boundary Line Adjustment recorded on February 9, 2017, under Auditor's File No. 201702090084, being a portion of Lots 4, 5 & 6, Block 129, Plat of First Addition to Burlington, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, including a portion of vacated Cedar Street, also shown on the record of Survey, recorded on March 21, 2017, under Auditor's File No. 201703210044.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Lot 1, Block 132, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 1/2 of vacated Cedar Street abutting upon and adjacent to the South line thereof.

EXCEPTING from all of the above, that portion, if any, of the Burlington Northern and Santa Fe Railway right-of-way along the Westerly line thereof.

Situate in the City of Burlington, County of Skagit, State of Washington

PARCEL "C":

The West 1/2 of Lot 3, Block 131, Plat of "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington,

EXCEPT the North 15.27 feet (as measured perpendicular to the North line) thereof.

(Said parcel is described as Parcel 4 of Survey recorded March 29, 2011, under Auditor's File No. 201103290030, records of Skagit County, Washington.)

Lots 2 and 3, Block 132, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

(Continued...)

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Title Order No.: 209101-LT

PARCEL "D":

Parcel 2, Boundary Line Adjustment, recorded on March 4, 2011, under Auditor's File No. 201103040044, being a portion of Block 131, First Addition to Burlington, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "E":

That portion of Tract 72 "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the right of way of the Great Northern Railway Company, EXCEPT dike and road rights of way, ALSO Except Slough abutting.

ALSO, the West 1/2 of Lots 4 and 5, Block 131, and Lot 4, Block 132, EXCEPT the Westerly 50 feet thereof conveyed to Great Northern Railway Company for right of way, as conveyed by deed dated April 15, 1909 and recorded April, 27, 1909, under Auditor's File No. 73368 in Volume 76 of Deeds, page 561, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, except Slough abutting.

Situate in the City of Burlington, County of Skagit, State of Washington.

END OF EXHIBIT A

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**ALTA COMMITMENT
SCHEDULE B – PART I****REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. All documents must meet the margin and legibility requirements as set forth by the Washington State Legislature under RCW 65.04-045. If your documents fail to meet these requirements the County may reject them for recording, which could delay your closing.
6. Appropriate items must be released, satisfied or reconveyed by means satisfactory to the Company.
7. The property description included herein is based upon the application for Title Insurance. Before any instrument(s) pertaining to this property is/are prepared, the description should be verified and approved by all parties.
8. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
9. We will require a properly executed Owner's Affidavit be submitted to our office prior to closing.
10. The forthcoming instrument(s) is/are to be executed by Michael J. Dynes as General Manager on behalf of Dynes Real Estate Holdings, LLC.

END REQUIREMENTS

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ALTA COMMITMENT SCHEDULE B – PART II

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- E. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- F. Any lien or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, part I – Requirements are met.

SPECIAL EXCEPTIONS TO FOLLOW

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**ALTA COMMITMENT
SCHEDULE B – PART II
(Continued)
SPECIAL EXCEPTIONS**

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1, Skagit County, Washington

Purpose: Pipe line

Area Affected: The North 20 feet of Tract 72 of Burlington Acreage Property, lying Easterly of the Westerly line of South Pine Street in the City of Burlington, and said street produced South

Dated: July 16, 1956

Recorded: July 17, 1956

Auditor's File No.: [538877](#) (Volume 279 of Deeds, page 624) (Affects portion of Tract 72)

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation

Purpose: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines

Area Affected: A strip of land ten (10) feet in width

Dated: September 29, 2004

Recorded: July 26, 2005

Auditor's File No.: [200507260157](#) (Affects portion of Tract 72)

3. Matters as disclosed by survey recorded March 29, 2011 under Auditor's File No. [201103290030](#) (Affects a portion of subject lands and other land)

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington, a municipal corporation Purpose: Road right of way

Area Affected: A portion of Tract 72

Dated: May 5, 2016

Recorded: May 17, 2016

Auditor's File No.: [201605170093](#)

5. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN INSTRUMENT:

Recorded: February 9, 2017

Auditor's File No.: [201702090084](#) As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

6. Matters as disclosed by survey recorded March 21, 2017 under Auditor's File No. [201703210044](#), records of Skagit County, Washington.

(Affects Parcel A, portion of Parcel B and other lands)

7. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of the Gages Slough.

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Title Order No.: **209101-LT**

8. Matters as disclosed by survey recorded April 21, 2022 under Auditor's File No. [202204210020](#) , records of Skagit County, Washington.
(Includes other Property)
9. Payment of the real estate excise tax, if required.

Effective January 1, 2020, pursuant to ESSB 5998, Chapter 424, Laws of 2019, sales of real property in Washington are subject to [graduated REET](#) rates, with the [exception](#) of sales of real property classified as either “agricultural land” or “timberland,” which remain subject to a REET rate of 1.28%.

The local portion of REET must be added to the total of the state portion to calculate the total tax.

An additional \$5.00 State Technology Fee should be included in all excise tax payments. If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the [official Washington State Excise Tax Affidavit](#) . Any applicable excise tax must be paid, and the submitted affidavit approved at the time of recording of conveyance documents. Note: Real Estate Excise Tax Affidavits must be printed as legal-size forms.

10. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Tax Account No./Property ID No.: 4077-132-004-0106/P72181
Total Assessed: \$571,700.00

Year: 2023
Amount Billed: \$5,024.83
Amount Paid: \$2,512.46
Balance: \$2,512.37

Tax Account No./Property ID No.: 3867-000-072-0207/P62771
Total Assessed: \$356,900.00

Year: 2023
Amount Billed: \$3,138.79
Amount Paid: \$1,569.44
Balance: \$1,569.35

Tax Account No./Property ID No.: 3867-000-072-0306/P62772
Total Assessed: \$204,400.00

Year: 2023
Amount Billed: \$1,799.73
Amount Paid: \$899.90
Balance: \$899.83

Tax Account No./Property ID No.: 4077-131-002-0001/P72172
Total Assessed: \$252,500.00

Year: 2023
Amount Billed: \$2,222.09
Amount Paid: \$1,111.08
Balance: \$1,111.01

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10. (continued)

Tax Account No./Property ID No.: 4077-131-003-0000/P72173
Total Assessed: \$23,200.00

Year: 2023
Amount Billed: \$208.70
Amount Paid: \$104.39
Balance: \$104.31

Tax Account No./Property ID No.: 4077-131-005-0008/P72175
Total Assessed: \$54,900.00

Year: 2023
Amount Billed: \$487.06
Amount Paid: \$243.57
Balance: \$243.49

Tax Account No./Property ID No.: 4077-132-003-0008/P72179
Total Assessed: \$78,500.00

Year: 2023
Amount Billed: \$694.28
Amount Paid: \$347.18
Balance: \$347.10

Tax Account No./Property ID No.: 4077-132-001-0000/P72178
Total Assessed: \$39,200.00

Year: 2023
Amount Billed: \$349.19
Amount Paid: \$174.64
Balance: \$174.55

Tax Account No./Property ID No.: 4077-129-006-0101/P133596
Total Assessed: \$62,300.00

Year: 2023
Amount Billed: \$552.02
Amount Paid: \$276.05
Balance: \$275.97

Tax Account No./Property ID No.: 4077-129-006-0201/P133597
Total Assessed: \$45,500.00

Year: 2023
Amount Billed: \$404.50
Amount Paid: \$202.29
Balance: \$202.21

Prior to the close of escrow, please contact the County Treasurer's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and/or delinquencies.

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Title Order No.: **209101-LT**

11. Municipal assessments and impact fees, if any, levied by City of Burlington.
12. Assessments and/or charges by the City of Burlington Sewer District.
13. DEED OF TRUST, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantor: Dynes Real Estate Holdings, LLC, a Washington limited liability company
 Trustee: Land Title Company of Skagit County
 Beneficiary: David C. Dynes and Jennifer K. Dynes, husband and wife
 Original Amount: \$500,000.00
 Dated: June 30, 2010
 Recorded: June 30, 2010
 Auditor's File No.: [201006300102](#)
 (Affects a portion of subject property and other lands)

FIRST AMENDMENT OF DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Dated: June 23, 2016
 Recorded: July 1, 2016
 Auditor's File No.: [201607010034](#)

14. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.

END OF SPECIAL EXCEPTIONS
Please see "NOTES" section at the end of Schedule B

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**ALTA COMMITMENT
SCHEDULE B – PART II
(Continued)**

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.

1. Where an abbreviated legal description is required on your documents, the following is suggested:
Parcels 2 & 3, BLA, AF #201702090084, Lot 1, Blk 132; Ptn Lot 3, Blk 131; Lots 2 & 3, Blk 132, W 1/2 Lots 4 & 5, Blk 131; Ptn Lot 4, Blk 132; all in 1st Add. To Burl, Parcel 2, BLA #201103040044; Ptn Tract 72, Burl. Acreage.
2. According to the information we are able to obtain from Skagit County, the address is as follows:
900, 920, and 957 S Pine Street, Burlington, WA 98233
3. Unless otherwise specified, this Company has assigned this file to the following Underwriter for the policy to issue: Old Republic National Title Insurance Company.

END OF NOTES

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SKAGIT COUNTY RECORDING REQUIREMENTS

Recording procedures in Skagit County have changed in that, when possible, we now E-Record documents, with the exception of files with Mobile Home Transfers.

All documents must meet the margin and legibility requirements as set forth by the Washington State Legislature under RCW 65.04.045. If your documents fail to meet these requirements the County may reject them for recording, which could delay your closing.

Format:

Margins to be 3” on top of first page, 1” on sides and bottom, 1” on top, sides and bottom of each succeeding page.
Font size of 8 points or larger and paper size of no more than 8 ½ ” by 14”.
No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance reference to auditor’s file number or subject deed of trust.
Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.
Abbreviated legal description (lot, block, plat name or section, township, range and quarter-quarter section for unplatted).
Assessor’s tax parcel number(s)
Return address which may appear in the upper left hand 3” top margin

Last Document Release Times:

E-RECORDING	REGULAR RECORDING
<p>Excise and Non-Excise 3:00</p> <p>Original documents (including excise tax, if applicable) must be in our possession for E-Recording. Please allow ample time for review.</p> <p>Excise tax may be wired to Land Title* or a paper check must be made payable to: Land Title and Escrow (*Contact our Burlington office for wiring instructions. All Excise tax funds must be received by the Company prior to release for recording.)</p> <p>Each document is subject to an E-Record fee of \$5.43.</p>	<p>Excise and Non-Excise 3:00</p> <p>Original documents must be in our office by 3:00 PM the day of recording.</p> <p>Excise tax checks payable to: Skagit County Treasurer</p>

FOR QUESTIONS REGARDING RECORDING PLEASE EMAIL SkagitRecording@ltco.com



OLD REPUBLIC TITLE

FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (*Contact Us*)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> Give us your contact information or show your driver's license Show your government-issued ID or provide your mortgage information Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> Sharing for affiliates' everyday business purposes - information about your creditworthiness Affiliates from using your information to market to you Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Privacy Policy Notice

Mount Vernon Abstract and Title Co., Inc. dba Land Title and Escrow of Skagit & Island Counties

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Mount Vernon Abstract and Title Co., Inc. dba Land Title and Escrow of Skagit & Island Counties

We may collect nonpublic personal information about you from the following sources:

Information we receive from you, such as on applications or other forms.

Information about your transactions we secure from our files, or from our affiliates or others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

