



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-0000341526808

Fee: \$ 300.00

Order No.: 21-19965

Dated: August 20, 2021

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
Frederick H. Eppinger
President and CEO

David Hisey
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

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SUBDIVISION GUARANTEE Amended Guarantee #2-Updated Taxes ad Effective Date

Prepared by: Vista Title and Escrow LLC, 602386172
Order Number: 21-19965
Effective Date: May 6, 2025
Premium: \$1,300.00
Sales Tax: \$117.00
Total: \$\$1,417.00

Guarantee No.: 341526808

OWNERS: Greenstone Corporation, a Washington Corporation

LEGAL DESCRIPTION: L 4 B 4; L 17-24 B 4; L 13-16 B 5; L 3-24 B 6; L 1-24 B 7; L1-6 & 9-24 B 8; L 1-21 B 9; L 9-12 B 10; L 1-12 B 11 all in Albion Heights 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. General Taxes: First half delinquent May 1; Second half delinquent November 1:

Year: 2025

Amount Billed: \$74.87

Amount Paid: \$37.43

Amount Due: \$37.44, plus interest and penalties

Tax Account No.: 25261.2606 in the [official records](#)

Levy Code: 0010

Land: \$4,000.00

Improvements: \$0.00

3. General Taxes: First half delinquent May 1; Second half delinquent November 1:

Year: 2025

Amount Billed: \$290.14

Amount Paid: \$145.07

Amount Due: \$145.07, plus interest and penalties

Tax Account No.: 25261.2607 in the [official records](#)

Levy Code: 0010

Land: \$25,750.00

Improvements: \$0.00

4. General Taxes: First half delinquent May 1; Second half delinquent November 1:

Year: 2025

Amount Billed: \$79.83

Amount Paid: \$39.91

Amount Due: \$39.92, plus interest and penalties

Tax Account No.: 25261.2710 in the [official records](#)

Levy Code: 0010

Land: \$4,500.00

Improvements: \$0.00

5. General Taxes: First half delinquent May 1; Second half delinquent November 1:

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Year: 2025
Amount Billed: \$775.10
Amount Paid: \$387.55
Amount Due: \$387.55, plus interest and penalties
Tax Account No.: 25261.2812 in the [official records](#)
Levy Code: 0010
Land: \$74,750.00
Improvements: \$0.00

6. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025

Amount Billed: \$953.73
Amount Paid: \$476.86
Amount Due: \$476.87, plus interest and penalties
Tax Account No.: 25261.2901 in the [official records](#)
Levy Code: 0010
Land: \$92,800.00
Improvements: \$0.00

7. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025

Amount Billed: \$265.41
Amount Paid: \$132.70
Amount Due: \$132.71, plus interest and penalties
Tax Account No.: 25261.3001 in the [official records](#)
Levy Code: 0010
Land: \$23,250.00
Improvements: \$0.00

8. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025

Amount Billed: \$112.00
Amount Paid: \$56.00
Amount Due: \$56.00, plus interest and penalties
Tax Account No.: 25261.3002 in the [official records](#)
Levy Code: 0010
Land: \$7,750.00
Improvements: \$00.00

9. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025

Amount Billed: \$72.40
Amount Paid: \$36.20
Amount Due: \$36.20, plus interest and penalties
Tax Account No.: 25261.3003 in the [official records](#)
Levy Code: 0010
Land: \$3,750.00
Improvements: \$0.00

10. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025

Amount Billed: \$112.00
Amount Paid: \$56.00
Amount Due: \$56.00, plus interest and penalties
Tax Account No.: 25261.3004 in the [official records](#)
Levy Code: 0010
Land: \$7,750.00

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Improvements: \$0.00

11. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025
Amount Billed: \$526.38
Amount Paid: \$263.19
Amount Due: \$263.19, plus interest and penalties
Tax Account No.: 25261.3005 in the [official records](#)
Levy Code: 0010
Land: \$49,620.00
Improvements: \$0.00
12. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025
Amount Billed: \$839.03
Amount Paid: \$419.51
Amount Due: \$419.52, plus interest and penalties
Tax Account No.: 25261.3101 in the [official records](#)
Levy Code: 0010
Land: \$81,210.00
Improvements: \$0.00
13. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025
Amount Billed: \$112.00
Amount Paid: \$56.00
Amount Due: \$112.00, plus interest and penalties
Tax Account No.: 25261.3203 in the [official records](#)
Levy Code: 0010
Land: \$7,750.00
Improvements: \$0.00
14. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025
Amount Billed: \$925.70
Amount Paid: \$462.85
Amount Due: \$462.85, plus interest and penalties
Tax Account No.: 25261.3204 in the [official records](#)
Levy Code: 0010
Land: \$90,000.00
Improvements: \$0.00
15. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025
Amount Billed: \$925.76
Amount Paid: \$462.88
Amount Due: \$462.88, plus interest and penalties
Tax Account No.: 25261.3301 in the [official records](#)
Levy Code: 0010
Land: \$90,000.00
Improvements: \$0.00
16. General Taxes: First half delinquent May 1; Second half delinquent November 1:
Year: 2025
Amount Billed: \$260.44
Amount Paid: \$130.22
Amount Due: \$130.22, plus interest and penalties

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Tax Account No.: 25261.3305 in the [official records](#)

Levy Code: 0010

Land: \$22,750.00

Improvements: \$0.00

17. 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.
18. Evidence of the identity and authority of the officers of Greenstone Corporation, Inc to execute the forthcoming instrument must be submitted.
19. Evidence of the identity and authority of the officers of Grandview Commons Development LLC, to execute the forthcoming instrument must be submitted.
20. The attached Commercial Title Affidavit must be completed in full, notarized, and submitted to the company for review prior to closing.
21. Any unrecorded leaseholds, right of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.
22. An inspection of the land described herein has been ordered to determine any potential lien rights due to improvements or renovations under construction or recently completed. As a result of the inspection, we may require one or more of the following which will be subject to review and acceptance by the Company:
 - A. Execution of Indemnity Agreement regarding Mechanic Liens by borrowers, general contractors, and/or other parties as we may require;
 - B. If a general contractor was employed, a general indemnity executed by both the contractor and owner;
 - C. Evidence of payment from all contractors, subcontractors and material suppliers;
 - D. Review of a current financial statement for the borrowers. If such is not available, a copy of the loan application may be submitted;AND
 - E. Such other items as the company at its discretion may deem appropriate.
23. The company calls to attention provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchase of either a "Public Offering Statement" or "Resale Certificate".
24. Terms and conditions of survey recorded July 30, 1992 under Recording Number 9207300455 in the [official records](#) .
25. Boundary Line Adjustment and the terms and conditions thereof:

Recorded: October 18, 2005
Recording No.: 5291797 in the [official records](#)
26. Quit Claim Deed from Grandview Commons Development, LLC, a Washington corporation to Greenstone Corporation, a Washington, dated December 28, 2016. Recorded: December 29, 2016
Recording No.: 6567026 in the [official records](#)
Said Quit Claim Deed needs to be re-recorded to attach a legal description.
27. Restrictions, easements, dedications and delineated matters contained on the face of the Plat of Albion Heights Addition in the [official records](#) as recorded in Volume "C" of Plats, Page(s) 35, and any amendments thereto.

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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: L 4 B 4; L 17-24 B 4; L 13-16 B 5; L 3-24 B 6; L 1-24 B 7; L1-6 & 9-24 B 8; L 1-21 B 9; L 9-12 B 10; L 1-12 B 11 all in Albion Heights Addition
5. In the last 36 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 November 1, 2005, under Recording No. 5298802 in the [official records](#) .

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

6. We find no pertinent matters filed or recorded against Grandview Commons Development LLC and Greenstone Corporation, 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.

Lot 4, Block 4 and Lots 17 to 24, inclusive, Block 4; Lots 13 to 16, Block 5; Lots 3 to 24, inclusive, Block 6; Lots 1 to 24, inclusive, Block 7; Lots 1 to 6, inclusive and Lots 9 to 24, inclusive, Block 8; Lots 1 to 21, inclusive, Block 9; Lots 9 to 12, Inclusive, Block 10; and Lots 1 to 12, inclusive, Block 11 all in Albion Heights Addition, according to plat recorded in Volume "C" of Plats, page 35;

Except the following described portion:

A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition and portions of vacated 18th Avenue and vacated "F" Street, being described as follows:

Commencing at the Northeast corner of said Block 5, the true point of beginning; thence South 00°08'58" East along the Easterly boundary of Block 5 and said line extended a distance of 300.44 feet; thence South 00°03'13" East along the Easterly boundary of said Block 6 and said line extended a distance of 229.84 feet; thence South 89°56'47" West, 102.73 feet; thence North 19°51'49" West, 141.86; thence North 61°59'21" West, 134.53 feet; thence North 64°39'09" West, 195.23 feet; thence North 67°49'21" West, 194.37 feet; thence South 89°44'52" West, 124.49 feet; thence South 45°17'45" West 89.43 feet; thence North 00°13'41" East, 243.52 feet to a point on the Northerly Boundary of said Block 4; thence South 89°46'19" East along the Northerly boundaries of said Blocks 4 and 5 and said line extended a distance of 812.21 feet to the true point of beginning;

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