

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,



**OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY**

a Corporation, of Minneapolis, Minnesota
herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Issued through the office of:

SPOKANE COUNTY TITLE COMPANY
NORTHBANK BUILDING, SUITE 100
1010 N. NORMANDIE STREET
SPOKANE, WASHINGTON 99201
TELEPHONE: (509) 326-2626

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Countersigned:

Authorized Officer or Agent

By

President

Attest

Secretary



1010 N. Normandie Street, #203
Spokane, WA 99201 Phone: 509-326-2626 Fax: 509-324-1375

SUBDIVISION GUARANTEE

SCHEDULE A

Office File Number SP33770	Policy Number SGW 08003474	Date of Policy June 23, 2021 at 8:00 AM	Amount of Insurance \$1,000.00	Premium \$300.00 Tax \$27.00 Total \$327.00
--------------------------------------	--------------------------------------	--	--	---

NAME OF ASSURED:

HUCKLEBERRY BAY COMPANY, A WASHINGTON CORPORATION

THE ASSURANCES REFERRED TO ON THE FACE PAGE ARE:

THAT, ACCORDING TO THOSE PUBLIC RECORDS WHICH, CONSTRUCTIVE NOTICE OF MATTERS RELATIVE TO THE DESCRIPTION OF WHICH IS FULLY SET FORTH IN UNDER THE RECORDING LAWS, IMPART FOLLOWING DESCRIBED REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

TITLE TO SAID REAL PROPERTY IS VESTED IN:

HUCKLEBERRY BAY COMPANY, A WASHINGTON CORPORATION

SUBJECT TO THE MATTERS SHOWN BELOW UNDER EXCEPTIONS, WHICH EXCEPTIONS ARE NOT NECESSARILY SHOWN IN THE ORDER OF THEIR PRIORITY.

EXCEPTIONS:

1. GENERAL TAXES AND ASSESSMENTS, IF ANY, NO SEARCH HAVING BEEN MADE THEREOF; ALSO, 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.
2. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THEREIN VAULTS, TUNNELS, RAMPS, OR ANY OTHER STRUCTURE OR IMPROVEMENT; OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.

Policy Number: **SGW 08003474**

ADDITIONAL EXCEPTIONS:

4. **GENERAL REAL ESTATE TAXES, (INCLUDING AMOUNTS FOR AQUIFER, STORM WATER, IRRIGATION, DRAINAGE WATER, AND FLOOD CONTROL, IF ANY), FOR THE SECOND HALF OF THE YEAR 2021 DUE, BUT NOT DELINQUENT UNTIL NOVEMBER 1;**
FULL YEAR AMOUNT: \$4,249.95
1ST HALF PAID: \$2,124.97
2ND HALF DUE: \$2,124.98
TAX ACCOUNT NO.: 35173.3003
 5. **LIEN OF ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION OF CONDOMINIUM FOR RIVERPOINT VILLAGE CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 9308190392, AND ANY AMENDMENTS THERETO, TO THE EXTENT PROVIDED FOR BY RCW 64.34.**
 6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE: THE WASHINGTON WATER POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: A LINE OF ELECTRIC CONDUITS, A WATER MAIN, AND A TAIL RACE DISCHARGE
RECORDED: June 03, 1913
AUDITOR'S FILE NO.: 393574
AREA AFFECTED: THIS AND OTHER PROPERTY
 7. **AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
BETWEEN: BURLINGTON NORTHERN RAILROAD COMPANY, A DELAWARE CORPORATION, SUCCESSOR-IN-INTEREST TO GREAT NORTHERN RAILWAY, AND THE CITY OF SPOKANE
REGARDING: A LICENSE AGREEMENT FOR A MEANDERING PATHWAY
RECORDED: November 19, 1986
AUDITOR'S FILE NO.: 8611190311
 8. **COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR RESERVATIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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;**
RECORDED: September 28, 1987
AUDITOR'S FILE NO.: 8709280168
- ASSIGNMENT AND ASSUMPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
RECORDED: October 07, 2004
AUDITOR'S FILE NO.: 5132336
ASSIGNOR: COUGAR PROPERTY HOLDINGS, A WASHINGTON NON-PROFIT CORPORATION
ASSIGNEE: WASHINGTON STATE UNIVERSITY, AN INSTITUTION OF HIGHER EDUCATION AND AGENCY OF THE STATE OF WASHINGTON, AND/OR ITS ASSIGNS

Policy Number: **SGW 08003474**

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: AMERICAN TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: AS SHOWN THEREIN
RECORDED: November 28, 1989
AUDITOR'S FILE NO.: 8911280255
AREA AFFECTED: THIS AND OTHER PROPERTY

NOTICE OF FINAL DESCRIPTION;

RECORDED: April 29, 1991
AUDITOR'S FILE NO.: 9104290213

10. ASSIGNMENT AND ASSUMPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: AS SHOWN THEREIN
RECORDED: November 19, 1991
AUDITOR'S FILE NO.: 9111190262
ASSIGNOR: GLACIER PARK RIVERPOINT COMPANY, A DELAWARE CORPORATION
ASSIGNEE: GOODALE AND BARBIERI COMPANIES, A WASHINGTON CORPORATION

11. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR RESERVATIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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;

RECORDED: July 31, 1992
AUDITOR'S FILE NO.: 9207310122

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF SPOKANE
PURPOSE: PUBLIC ACCESS TO THE PEDESTRIAN AND BIKE PATHS, AND PUBLIC SEATING
RECORDED: August 21, 1992
AUDITOR'S FILE NO.: 9208210320
AREA AFFECTED: SAID PREMISES

13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR RESERVATIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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;

RECORDED: August 25, 1992
AUDITOR'S FILE NO.: 9208250316

14. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR RESERVATIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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;

RECORDED: September 10, 1992
AUDITOR'S FILE NO.: 9209100309

Policy Number: **SGW 08003474**

15. TERMS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND LIABILITY FOR ASSESSMENTS CONTAINED IN DECLARATION OF CONDOMINIUM FOR:

CONDOMINIUM: RIVERPOINT VILLAGE
RECORDED: August 19, 1993
AUDITOR'S FILE NO.: 9308190392

NOTE: SAID "DECLARATION" INCLUDES, BUT IS NOT LIMITED TO, THE RIGHT OF THE DECLARANT TO WITHDRAW REAL PROPERTY WHICH CONSTITUTES A PORTION OF THE COMMON ELEMENTS INSURED HEREIN, AND/OR TO ENCUMBER ANY PORTION OF SAID REAL PROPERTY.

FIRST AMENDMENT THERETO:

RECORDED: September 09, 1993
AUDITOR'S FILE NO.: 9309090453

SECOND AMENDMENT THERETO:

RECORDED: April 28, 1994
AUDITOR'S FILE NO.: 9404280587

THIRD AMENDMENT THERETO:

RECORDED: June 01, 1994
AUDITOR'S FILE NO.: 9406010386

FOURTH AMENDMENT THERETO:

RECORDED: August 10, 1994
AUDITOR'S FILE NO.: 9408100184

FIFTH AMENDMENT THERETO:

RECORDED: March 03, 1995
AUDITOR'S FILE NO.: 9503030268

SIXTH AMENDMENT THERETO:

RECORDED: May 31, 1995
AUDITOR'S FILE NO.: 9505310335

SEVENTH AMENDMENT THERETO:

RECORDED: October 18, 1995
AUDITOR'S FILE NO.: 9510180392

AMENDMENT 7.1 THERETO:

RECORDED: October 19, 1995
AUDITOR'S FILE NO.: 9510190283

AMENDMENT 7.2 THERETO:

RECORDED: December 20, 1995
AUDITOR'S FILE NO.: 9512200526

AMENDMENT 7.3 THERETO:

RECORDED: July 30, 1996
AUDITOR'S FILE NO.: 4019928

AMENDMENT 7.4 THERETO:

RECORDED: December 03, 1996
AUDITOR'S FILE NO.: 4058923

Policy Number: **SGW 08003474**

EIGHTH AMENDMENT THERETO:

RECORDED: April 25, 1997
AUDITOR'S FILE NO.: 4097123

NINTH AMENDMENT THERETO:

RECORDED: June 24, 1997
AUDITOR'S FILE NO.: 4114721

AMENDMENT 9.1 THERETO:

RECORDED: December 16, 1997
AUDITOR'S FILE NO.: 4170172

TENTH AMENDMENT THERETO:

RECORDED: December 03, 1999
AUDITOR'S FILE NO.: 4436558

ELEVENTH AMENDMENT THERETO:

RECORDED: June 26, 2000
AUDITOR'S FILE NO.: 4492816

AMENDMENT 11.1 THERETO:

RECORDED: November 13, 2000
AUDITOR'S FILE NO.: 4532789

TWELFTH AMENDMENT THERETO:

RECORDED: March 29, 2001
AUDITOR'S FILE NO.: 4571109

AMENDMENT 12.1 THERETO:

RECORDED: May 08, 2002
AUDITOR'S FILE NO.: 4723682

THIRTEENTH AMENDMENT THERETO:

RECORDED: June 05, 2002
AUDITOR'S FILE NO.: 4735345

AMENDMENT 13.1 THERETO:

RECORDED: May 23, 2007
AUDITOR'S FILE NO.: 5539634

**SAID AMENDMENT IS A RE-RECORD OF INSTRUMENT RECORDED March 03, 2005
UNDER FILE NO. 5186373.**

FOURTEENTH AMENDMENT THERETO:

RECORDED: March 31, 2005
AUDITOR'S FILE NO.: 5197580

FIFTEENTH AMENDMENT THERETO:

RECORDED: November 20, 2008
AUDITOR'S FILE NO.: 5737469

**SAID AMENDMENT IS A RE-RECORD OF INSTRUMENT RECORDED October 10, 2007
UNDER FILE NO. 5598508.**

Policy Number: **SGW 08003474**

SIXTEENTH AMENDMENT THERETO:

RECORDED: February 15, 2012
AUDITOR'S FILE NO.: 6067377

SEVENTEENTH AMENDMENT THERETO:

RECORDED: August 08, 2018
AUDITOR'S FILE NO.: 6732169

16. BY-LAWS:

RECORDED: March 31, 2005
AUDITOR'S FILE NO.: 5197584

17. RESTRICTIONS, EASEMENTS, SETBACKS AND OTHER MATTERS AS MAY BE DELINEATED AND/OR CONTAINED ON THE FACE OF SAID PLAT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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.

18. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE SPOKANE RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.

19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: RIVERPOINT VILLAGE CONDOMINIUM ASSOCIATION, A
NONPROFIT WASHINGTON CORPORATION
PURPOSE: UNDERGROUND UTILITIES
RECORDED: November 29, 1999
AUDITOR'S FILE NO.: 4434819
AREA AFFECTED: THIS AND OTHER PROPERTY

END OF SCHEDULE A EXCEPTIONS.

Policy Number: **SGW 08003474**

NOTES:

AT THE REQUEST OF THE ASSURED THE FOLLOWING INFORMATION IS PROVIDED:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

VACANT LAND

- b. ACCORDING TO THE RECORDS OF SPOKANE COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	35173.3003
LAND:	\$357,520.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$357,520.00

- c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION: UNIT 12 RIVERPOINT VILLAGE CONDO 10TH AMENDED

- d. PLEASE NOTE OUR RECORDING TIMES:

MONDAY - THURSDAY: 10:00 A.M. TO 10:30 AM AND 2:00 P.M. TO 2:30 P.M.

FRIDAY: 10:00 A.M. TO 10:30 A.M. AND 12:00 P.M. TO 12:30 P.M.

E-RECORDING AVAILABLE MONDAY - FRIDAY UNTIL 3:00 P.M.

EFFECTIVE July 26, 2021: PER STATE LAW, RECORDING FEES ARE INCREASING BY \$100.00 PER DOCUMENT.

TITLE INFORMATION

Title Officer: Jeff Ries

Email: jeff@spokanetitle.com

Spokane County Title

1010 N. Normandie St., #100

Spokane, WA 99201

PH: (509) 326-2626 FX: (509) 327-7570

Spokane County Title Company

Privacy Policy Notice

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 **Spokane County Title Company**

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 as permitted by law.

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

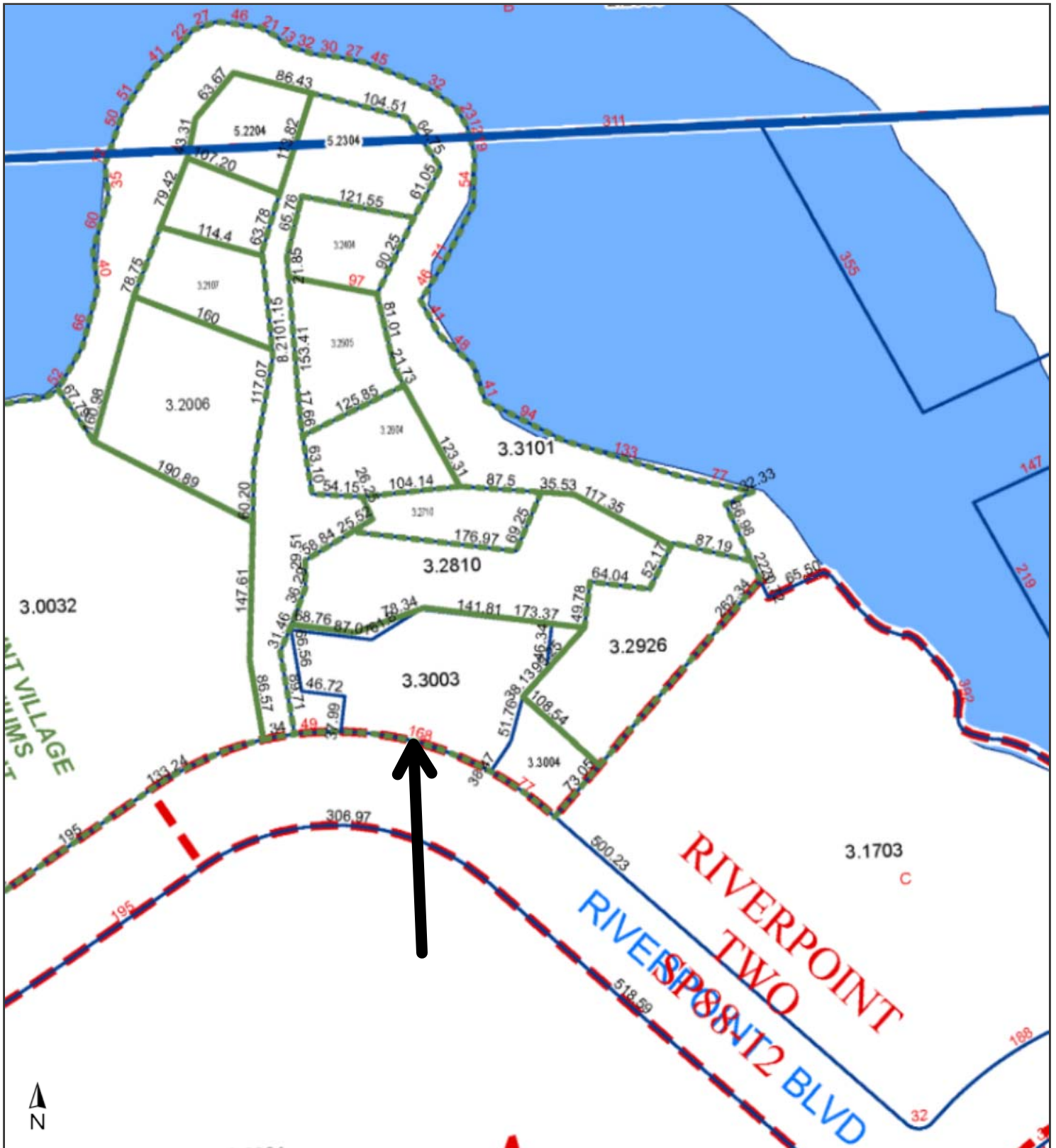
We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ORT 287-C 5/07/01

EXHIBIT "A"

UNIT 12, 10TH AMENDMENT TO CONDOMINIUM PLAN FOR RIVERPOINT VILLAGE, AS SHOWN ON SURVEY MAP AND FLOOR PLAN RECORDED DECEMBER 3, 1999 UNDER RECORDING NO. 4436559, IN VOLUME 6 OF CONDOMINIUMS, PAGE(S) 62, RECORDS OF SPOKANE COUNTY, AND AS IDENTIFIED IN DECLARATIONS RECORDED AUGUST 19, 1993, SEPTEMBER 9, 1993, APRIL 28, 1994, JUNE 1, 1994, AUGUST 10, 1994, MARCH 3, 1995, MAY 31, 1995, OCTOBER 18, 1995, OCTOBER 19, 1995, DECEMBER 20, 1995, JULY 30, 1996, DECEMBER 3, 1996, APRIL 25, 1997, JUNE 24, 1997, DECEMBER 16, 1997, DECEMBER 3, 1999, JUNE 26, 2000, NOVEMBER 13, 2000, MARCH 29, 2001, MAY 8, 2002, JUNE 5, 2002, MAY 23, 2007, MARCH 31, 2005, NOVEMBER 20, 2008, FEBRUARY 15, 2012 AND AUGUST 8, 2018, UNDER RECORDING NOS. 9308190392, 9309090453, 9404280587, 9406010386, 9408100184, 9503030268, 9505310335, 9510180392, 9510190283, 9512200526, 4019928, 4058923, 4097123, 4114721, 4170172, 4436558, 4492816, 4532789, 4571109, 4723682, 4735345, 5539634, 5197580, 5737469, 6067377 AND 6732169, RESPECTIVELY, RECORDS OF SPOKANE COUNTY;

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



SCT

ParcelID: 35173.3003

S

Unknown, WA 99202

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, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the

coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. DETERMINATION AND EXTENT OF LIABILITY

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. LIMITATION OF LIABILITY

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. ARBITRATION

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at the office which issued this Guarantee or to its Home Office: 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.