



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 4229-3579280

File No.: 4229-3579280

Richard A. Hereth and Carol A. Hereth, husband and wife; Richard A. Hereth, as his sole and separate property and the Heirs and devisees of the Estate of Bonnie J. Hereth, deceased; and David L. Hereth and Janice E. Hereth, husband and wife, as their interests may appear

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SCHLAGETERS ADDITION TO MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 101, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF STATE STREET 188 FEET TO THE NORTH LINE OF THE ALLEY DEEDED TO TOWN OF MARYSVILLE BY DEED DATED AUGUST 3, 1948 AND FILED UNDER AUDITOR'S FILE NO. 893656, TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH ALONG THE EAST LINE OF STATE STREET FOR 210.75 FEET;
THENCE SOUTH 89°30'44" EAST TO A POINT ON A LINE PARALLEL WITH AND 180 FEET DISTANT FROM THE EAST LINE OF STATE STREET;
THENCE NORTH 0°04' EAST FOR 55 FEET;
THENCE SOUTH 89°48' EAST TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO VERNON BERTILSON AND ESTHER G. BERTILSON BY DEED DATED AUGUST 21, 1957, RECORDED UNDER AUDITOR'S FILE NO. 1250635;
THENCE SOUTH ALONG SAID WEST LINE FOR 383.75 FEET TO THE NORTH LINE OF 10TH STREET;
THENCE WESTERLY ALONG SAID NORTH LINE FOR 37.5 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO JOHN A. WHITTAKER AND MILDRED J. WHITTAKER BY DEED DATED SEPTEMBER 29, 1947, RECORDED UNDER AUDITOR'S FILE NO. 866444;
THENCE NORTH ALONG THE EAST LINE OF SAID WHITTAKER TRACT AND THE EAST LINE OF THE ALLEY HERETOFORE MENTIONED TO THE NORTHEAST CORNER OF SAID ALLEY;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALLEY TO THE TRUE POINT OF BEGINNING, SITUATED IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN TRACT OF LAND SOLD TO RONWELLS LIMITED, A PARTNERSHIP UNDER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7609140043.

EXCEPT THAT PORTION DEEDED TO THE CITY OF MARYSVILLE BY CORRECTED STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 8811280267.

PARCEL B:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°03'30" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 197.60 FEET TO A POINT ON THE NORTH LINE OF 10TH STREET IN THE TOWN OF MARYSVILLE PRODUCE EAST AND THE CENTERLINE OF ALDER STREET;
THENCE CONTINUE NORTH 0°03'30" EAST ALONG SAID EAST LINE, ALSO BEING THE CENTERLINE OF ALDER STREET FOR A DISTANCE OF 630.48 FEET TO AN IRON PIPE; SAID IRON PIPE BEING ON THE SOUTH LINE PRODUCED EAST OF THE PLAT OF FAUVERS ADDITION TO MARYSVILLE;
THENCE NORTH 89°31'05" WEST ALONG SAID LINE FOR A DISTANCE OF 253.86 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED IN AUDITOR'S FILE NO. 1254372;
THENCE CONTINUE NORTH 89°31'05" WEST FOR A DISTANCE OF 482.81 FEET TO A POINT 180.00 FEET EAST OF THE EAST LINE OF STATE STREET;
THENCE SOUTH 0°04'00" WEST FOR A DISTANCE OF 250.01 FEET ALONG A LINE BEING PARALLEL TO STATE STREET;
THENCE SOUTH 89°31'05" EAST FOR A DISTANCE OF 255.06 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°03'30" WEST 50 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO DON C. BOGARD ET UX BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1282463;
THENCE WEST ALONG SAID SOUTH LINE OF BOGARD TRACT EXTENDED TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO VERNON BERTILSON ET UX BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1250635;
THENCE NORTH ALONG SAID WEST LINE OF BERTILSON TRACT TO A POINT BEARING NORTH 89°31'05" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°31'05" EAST TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, LYING WITHIN TRACT OF LAND SOLD TO RONWELLS LIMITED, A PARTNERSHIP UNDER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7609140043.

EXCEPT THAT PORTION DEEDED TO THE CITY OF MARYSVILLE BY CORRECTED STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 8811280267.

PARCEL C:

PARCEL C:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SCHLAGATER'S ADDITION TO THE TOWN OF MARYSVILLE;
THENCE NORTH 170 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 360 FEET;
THENCE NORTH 18 FEET;
THENCE WEST 360 FEET;
THENCE SOUTH 18 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 9 FEET OF THE WEST 120 FEET THEREOF;

AND EXCEPT THAT PORTION, IF ANY, DEEDED TO THE CITY OF MARYSVILLE BY CORRECTED STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 8811280267.

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300528-002-167-00

1050 State Ave
Marysville, Washington 98270

CRH 4/8/25 PRSTEOPRAH
CRH 4/8/25
JEH 4/10/25

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