

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500138787
Revision 1

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

TBD and TBD

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Brent Aune
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$34.65

Effective Date: December 9, 2022 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Sather A, LLC, a Washington Limited Liability Company
 and
 Sather B, LLC, a Washington Limited Liability Company as their interests may appear
 as to Parcel A and
 Sather C, LLC, a Washington Limited Liability Company as to Parcel B

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 310529-002-013-00 (IOP)

Parcel A: 2-013

The Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 29, Township 31 North, Range 5 East of the Willamette Meridian.

Situate in the County of Snohomish, State of Washington.

Parcel B: 2-014-01

That portion of the Southwest Quarter of the Northwest Quarter of Section 29, Township 31 North, Range 5 East W.M.; lying East of the Great Northern Railway right of way, formerly Seattle & Montana Railway Company right of way as conveyed by instruments recorded under Auditor's File Nos. 5850 and 100846 records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

THE FOLLOWING AFFECT PARCEL A:

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Seattle & Montana Railway Company
Purpose: Right to cut down trees dangerous to operation of railroad
Recording Date: October 24, 1890
Recording No.: 5850
Affects: 200 feet on each side of centerline

3. Release of Damage Agreement contained in Warranty Deed including the terms, covenants and provisions thereof

Executed by: Fred Fund and Mathilda Funk
To: Seattle and Montana Railroad Company
Recording Date: September 8, 1905
Recording No.: 100846

Releasing said railroad from all claims for damages resulting from reason of the location, grade, construction, maintenance and operation of a railway.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution system
Recording Date: June 11, 1966
Recording No.: 1904095
Affects: Portion of said premises

5. City of Marysville Recovery Contract No. 271 including the terms, covenants and provisions thereof

Recording Date: October 26, 2006
Recording No.: 200610260422

6. Any claim that may arise from an assertion that the use, current or contemplated, of the herein described Land constitutes an overburdening or surcharge upon the easement created by instrument recorded under recording number 165984.

SCHEDULE B

(continued)

7. Commercial Real Estate Mortgage to secure an indebtedness as shown below:
- Amount: \$400,000.00
Dated: July 26, 2019
Mortgagor: Sather A LLC, a Washington limited liability company and Sather B LLC, a Washington limited liability company
Mortgagee: Coastal Community Bank
Recording Date: July 29, 2019
Recording No.: 201907290627
Affects: Parcel A and includes other property
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
- THE FOLLOWING AFFECT PARCEL B:
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Seattle & Montana Railroad Co
Purpose: right to cut trees dangerous to the operation of railroad
Recording Date: October 24, 1898
Recording No.: 5850
10. Release of Damages Agreement and the terms and conditions thereof:
- Recording Date: September 8, 1905
Recording No.: 100846
11. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:
- Purpose of Easement: drainage ditches
Recording No.: 181936
12. City of Marysville Recovery Contract No. 271 and the terms and conditions thereof:
- Recording Date: October 26, 2006
Recording No.: 200610260422
13. Temporary Construction and Fill Easement and the terms and conditions thereof:
- Recording Date: November 23, 2022
Recording No.: 202211230102
14. Notwithstanding the covered risks as set forth in the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.

SCHEDULE B

(continued)

15. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,225,000.00
Dated: July 15, 2020
Trustor/Grantor: Sather C, LLC, a Washington limited liability company
Trustee: Chicago Title Insurance Company
Beneficiary: Howard 16704 LLC, a Washington limited liability company
Recording Date: July 17, 2020
Recording No: 202007170679

16. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report 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 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 matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B