

# SUBDIVISION

Issued By:



CHICAGO TITLE  
INSURANCE COMPANY

Guarantee/Certificate Number:

**214550-SC**  
**Revision to update:**  
**THIRD GUARANTEE**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

LDC, Inc.

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**  
**701 5th Avenue, Suite 2700**  
**Seattle, WA 98104**

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Team Zeke  
Chicago Title Company of Washington  
701 5th Avenue, Suite 2700  
Seattle, WA 98104  
Main Phone: (206)628-5610  
Email: TeamZeke@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$700.00	\$71.75

Effective Date: January 10, 2022 at 12:00 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:](#)

M-51 Industrial (Barn Parcel), LLC, a Washington limited liability company as to Parcel A and Parcel D; and M-51 Industrial, LLC, a Washington limited liability company as to Parcel B and Parcel C

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

Parcel A:

The South half of the Southwest quarter of the Northwest quarter of Section 27, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington;

Except the following property described as follows:

Commencing at the West quarter corner of Section 27, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington;

Thence North along the West line of Section 27, a distance of 139 feet;

Thence along an angle to the right 90° a distance of 20.0 feet to a point of intersection with the Easterly margin of the county road right of way (51st Avenue Northeast, aka Shoultes Road), said point being the true point of beginning;

Thence continue East on the last described course a distance of 250 feet;

Thence along an angle to the left 90° a distance of 80.67 feet;

Thence along an angle to the left 90° a distance of 250 feet to a point of intersection with the East margin of the county road right of way (51st Avenue Northeast, aka Shoultes Road);

Thence along an angle to the left 90° a distance of 80.67 feet to the true point of beginning.

Parcel B:

The South half of the Southeast quarter of the Northwest quarter of Section 27, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington;

Except that portion lying within Marysville and Northern Railroad right of way.

Parcel C:

The North half of the Northeast quarter of the Southwest quarter of Section 27, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington;

Except that portion lying within Marysville and Northern Railroad right of way.

Parcel D:

Lot 1, City of Marysville Short Plat recorded under [recording number 200712125008](#), in Snohomish County, Washington, being a portion of the North half of the Northwest quarter of the Southwest quarter of Section 27, Township 31 North, Range 5 East, W.M.

**Said Parcels A through D also appearing of record as follows:**

The South half of the South half of the Northwest quarter and the North half of the North half of the Southwest quarter of Section 27, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington;

Except the following property described as follows:

Commencing at the West quarter corner of Section 27, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington;

Thence north along the West line of Section 27, a distance of 139 feet;

Thence along an angle to the right 90° a distance of 20.0 feet to a point of intersection with the Easterly margin of the county road right of way (51st Avenue Northeast, aka Shoultes Road), said point being the true point of beginning;

Thence continue East on the last described course a distance of 250 feet;

Thence along an angle to the left 90° a distance of 80.67 feet;

Thence along an angle to the left 90° a distance of 250 feet to a point of intersection with the East margin of the county road right of way (51st Avenue Northeast, aka Shoultes Road);

Thence along an angle to the left 90° a distance of 80.67 feet to the true point of beginning; and

**EXHIBIT "A"**  
Legal Description

Except any portion thereof lying within 51st Avenue Northeast, aka Shoultes Road; and

Except that portion lying within Marysville and Northern Railroad right of way; and

Except the North 250 feet of the South 280 feet of the West 475 feet of the North half of the Northwest quarter of the Southwest quarter of Section 27, Township 31 North, Range 5 East, W.M.

**SCHEDULE B**

## GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

## SPECIAL EXCEPTIONS

1. Right to enter said premises to cut down all trees danerous to the operation of the Marysville and Northern Railroad right of way as contained in instruments recorded under [recording number 97421](#) and [recording number 97708](#).
2. Drainage Ditch Agreement, including the terms and provisions thereof:  
  
Recording Date: December 1, 1916  
[Recording No.: 226649](#)
3. 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 and General Telephone Co of the Northwest, Inc.  
Purpose: A single line of poles and/or structures with necessary braces, guys and anchors  
Recording Date: July 11, 1967  
[Recording No.: 1990898](#)  
Affects: Portion of said premises  
  
The description contained therein is not sufficient to determine its exact location within the property herein descnbed.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The City of Marysville, Washington, a municipal corporation  
Purpose: Sewer pipeline  
Recording Date: May 6, 1969  
[Recording No.: 2091334](#)  
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The City of Marysville, Washington, a municipal corporation  
Purpose: Sewer pipeline  
Recording Date: May 6, 1969  
[Recording No.: 2091335](#)  
Affects: Portion of said premises

**SCHEDULE B**

(continued)

6. 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 distribution line facilities consisting of poles and/or structures and/or underground facilities, or combinations thereof  
Recording Date: May 11, 1990  
[Recording No.: 9005110536](#)  
Affects: Portion of said premises

7. Health Officer's Order No. 02-90: Clandestine Drug Laboratory, including the terms and provisions thereof:

Recording Date: September 26, 2002  
[Recording No.: 200209260702](#)

Amended Health Officer's Order No. 02-90 recorded under [recording number 200805080590](#).

Partial rescission of Health Officer's Order No. 02-90 recorded under [recording number 200805200345](#).

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on City of Marysville Short Plat:

[Recording No.: 200712125008](#)

9. Health Officer's Order No. 08-074 - Order Prohibiting Use and Requiring Decontamination of Contaminated Property, including the terms and provisions thereof:

Recording Date: July 15, 2008  
[Recording No.: 200807160351](#)

10. 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: High-voltage distribution line and facilities  
Recording Date: February 23, 2010  
[Recording No.: 201002230776](#)  
Affects: Portion of said premises

Said easement is a re-recording of easement recorded under [recording number 200906170737](#).

**SCHEDULE B**

(continued)

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Job No.: 4751  
Dated: July 22, 2020  
Prepared by: Lanktree Land Surveying, Inc.  
Matters shown:

- (A) Fencing does not conform to boundary lines;
- (B) Landscaping from Southwesterly adjoiner crosses over boundary line by up to 0.6';
- (C) Building from Westerly adjoiner crosses over boundary line by up to 0.6';
- (D) Shed from Westerly adjoiner crosses over boundary line by up to 0.2';
- (E) Mailbox of unknown appurtenance straddles property line with Westerly adjoiner; and
- (F) Signs located along Westerly portion of property without benefit of recorded easements

12. Rights of the public to that portion of 51st Avenue Northeast, aka Shoultes Road that has not been conveyed to the County.

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

Year: 2021  
Tax Account No.: 310527-002-007-00  
Levy Code: 00507  
Assessed Value-Land: \$2,503,700.00  
Assessed Value-Improvements: \$0.00

## General and Special Taxes:

Billed: \$22,479.27  
Paid: \$22,479.27  
Unpaid: \$0.00

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022.

Affects: Parcel A

**SCHEDULE B**

(continued)

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

Year: 2021  
Tax Account No.: 310527-002-010-00  
Levy Code: 00508  
Assessed Value-Land: \$2,566,400.00  
Assessed Value-Improvements: \$0.00

## General and Special Taxes:

Billed: \$23,041.97  
Paid: \$23,041.97  
Unpaid: \$0.00

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022.

Affects: Parcel B

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

Year: 2021  
Tax Account No.: 310527-003-001-00  
Levy Code: 00507  
Assessed Value-Land: \$2,475,500.00  
Assessed Value-Improvements: \$0.00

## General and Special Taxes:

Billed: \$22,226.17  
Paid: \$22,226.17  
Unpaid: \$0.00

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022.

Affects: Parcel C



**SCHEDULE B**

(continued)

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

Year: 2021  
Tax Account No.: 310527-003-011-00  
Levy Code: 00508  
Assessed Value-Land: \$2,214,400.00  
Assessed Value-Improvements: \$0.00

## General and Special Taxes:

Billed: \$22,927.95  
Paid: \$22,927.95  
Unpaid: \$0.00

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022.

Affects: Parcel D

17. A deed of trust, assignment of rents, security agreement and fixture filing to secure an indebtedness in the amount shown below:

Amount: \$7,000,000.00  
Dated: September 30, 2020  
Trustor/Grantor: M-51 Industrial, LLC, a Washington limited liability company  
Trustee: Chicago Title of Washington  
Beneficiary: Mowat Construction Company, a Washington company  
Recording Date: November 2, 2020  
[Recording No.: 202011020344](#)

Above said instrument was not executed by vested owner M-51 Industrial (Barn Parcel), LLC.

18. 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.

## Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Ptns SW 1/4 & NW1/4 Sec 27, T31N, R5E; Lot 1 SP 200712125008  
Tax Account No.: 310527-002-007-00, 310527-002-010-00, 310527-003-001-00 and 310527-003-011-00

Note: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

**END OF SCHEDULE B**