

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500147014
Amendment 1**

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

King Creek, LLC, a Washington limited liability company

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:

Lee Kessler
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Commercial Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (855)394-4817 Main Phone: (425)259-8205 Email: Everett.CU@ctt.com

SCHEDULE A

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

Effective Date: January 25, 2024 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:

King Creek, LLC, a Washington limited liability company

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): 290503-004-021-00

Parcel A of City of Marysville Boundary Line Adjustment #18-002, recorded under Auditor's File No. 201805305001, more particularly described as follows:

That portion of the Northeast quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 3, Township 29 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of said Section 3;
thence North 0°34'43" West along the East line of said Section 3, for a distance of 822.55 feet, to the Southeast corner of the Virginia King parcel after adjustment of that certain Boundary Line Adjustment recorded under Auditor's File No. 8006030146, records of Snohomish County, Washington being the true point of beginning;
thence North 89°04'43" West, along the South line of said Parcel, a distance of 438.35 feet;
thence North 0°55'17" East, a distance of 285.75 feet;
thence North 43°04'21" East, a distance of 61.41 feet;
thence North 0°55'17" East, a distance of 165.99 feet, to the South line of Plat of Sunset Boulevard, as recorded under Auditor's File No. 200211135005, records of Snohomish County, Washington;
thence South 89°04'43" East, along said South line of plat, a distance of 384.12 feet to the Southeast corner of said Plat;
thence South 0°34'43" East, along the East line of said Section 3, a distance of 497.45 feet to the Point of Beginning.

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.
2. This item intentionally deleted
3. This item intentionally deleted
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County Public Utility District No. 1
Purpose: Electric Distribution
Recording Date: December 7, 1983
Recording No.: 8312070172
Affects: A portion of said premises
5. This item intentionally deleted

[[Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: September 22, 1981
Recording No.: 8109220220}}
6. This item intentionally deleted
7. Recovery contract No. 333 and the terms and conditions thereof:

Recording Date: May 30, 2001
Recording No.: 200105300299
8. This item intentionally deleted
9. This item intentionally deleted
10. This item intentionally deleted

SCHEDULE B
(continued)

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

Granted to: Thomas L. King
Purpose: Ingress, egress and utilities
Recording Date: May 30, 2018
Recording No.: 201805300151
Affects: A 20 foot strip across said premises

12. This item intentionally deleted

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

Granted to: City of Marysville, Washington
Purpose: ingress, egress and utilities
Recording Date: May 30, 2018
Recording No.: 201805300153
Affects: Portion of said premises

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 :

Recording No: 201805305001

15. Obligation for maintenance, if any, for that beneficial easement granted over other property:

Recording Date: September 13, 2018
Recording No.: 201809130096

As amended by instrument recorded under Auditor's File No. 202312190284

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

Amount: \$3,680,000.00
Dated: December 27, 2023
Trustor/Grantor: King Creek, LLC, a Washington limited liability company
Trustee: Chicago Title
Beneficiary: Green Canopy NODE Capital, LLC, a Washington limited liability company
Recording Date: January 4, 2024
Recording No.: 202401040122

SCHEDULE B
(continued)

17. 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