

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500135727

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Ralph Brodie and Land Pro

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:

Eamonn Doherty
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Chicago Title Company of Washington
 3002 Colby Ave., Suite 200
 Everett, WA 98201
 Main Phone: (425)259-8223

SCHEDULE A

| Liability | Premium | Tax |
|------------------|----------------|------------|
| \$0.00 | \$0.00 | \$0.00 |

Effective Date: June 9, 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:

Ralph Brodie and Sharon Brodie, a married couple

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): 300525-003-039-00, 300525-003-038-00 and 300525-003-023-00

PARCEL A: (APN 300525-003-023-00)

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. SP-348 (11-81), RECORDED UNDER RECORDING NO. 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: (APN 300525-003-038-00)

LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP-348 (11-81), RECORDED UNDER RECORDING NO. 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: (APN 300525-003-039-00)

LOT 4, SNOHOMISH COUNTY SHORT PLAT NO. SP-348 (11-81), RECORDED UNDER RECORDING NO. 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN 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.

2. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to:

County/City/State: Snohomish County
Recording Date: April 13, 1933
Recording No.: 528114

3. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: April 27, 1956
Recording No.: 1189397

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: November 18, 1981
Recording No.: 8111180072

Affects: East 20 feet of parcel A, B and C

5. 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 Snohomish County Short Plat No. SP-348 (11-81):

Recording No: 8207290183

SCHEDULE B

(continued)

6. 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 Survey:

Recording No: 8210215002

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

Granted to: Landmark Infrastructure Holding Company LLC
Purpose: Ingress, egress, maintenance and utility service for telecommunications equipment
Recording Date: September 17, 2020
Recording No.: 202009170371

Affects: Portion of parcels A and C

8. A lease with certain terms, covenants, conditions and provisions set forth therein:

Dated: May 10, 2002
Lessor: Ralph A. Brodie and Sharon Brodie, husband and wife
Lessee: AT&T Wireless Services of Washington, LLC, dba AT&T Wireless, by AT&T Wireless Services, Inc.
Recording Date: November 13, 2002
Recording No.: 200211130227

Affects: Parcel B and C

9. A Memorandum of Lease with certain terms, covenants, conditions and provisions set forth therein:

Dated: February 20, 2019
Lessor: Ralph A. Brodie and Sharon Brodie, husband and wife
Lessee: New Cingular Wireless PCS, LLC
Recording Date: July 19, 2019
Recording No.: 201907190072

Affect: Parcel B and C

10. An Assignment of Lease Agreement with certain terms, covenants, conditions and provisions set forth therein:

Dated: August 3, 2020
Lessor: Ralph Brodie and Sharon Brodie, husband and wife
Lessee: Landmark Infrastructure Holding Company LLC
Recording Date: September 17, 2020
Recording No.: 202009170371

Assignment of Lessee's interest in said instrument to LD Acquisition Company 19 LLC recorded December 1, 2020 under Recording No. 202012010948.

Affects: Parcel B and C

SCHEDULE B

(continued)

11. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$277,500,000.00
Dated: March 22, 2021
Trustor/Grantor: LD Acquisition Company 19 LLC
Trustee: Joy Lambert Phillips
Beneficiary: Hancock Whitney Bank, as Administrative Agent
Recording Date: April 29, 2021
Recording No.: 202104290272

Affects: The Leasehold interest in a Lease covering a portion of parcel B and C.

12. 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