

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500020367c
Update 4

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

MG Monroe Properties, LLC

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
\$0.00	\$0.00	\$0.00

Effective Date: June 6, 2024 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:](#)

MG Monroe Properties, 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): 005043-000-003-08

Parcel B of City of Monroe Boundary Line Adjustment recorded under [recording no. 200603275001](#), records of Snohomish County, Washington, being more particularly described as follows:

Commencing at a point 305 feet South of the Northwest corner of Tract 3, MacDougall Addition to Monroe, according to the Plat thereof recorded in [Volume 5 of Plats, page 3](#), records of Snohomish County, Washington, said point being located on the West line of said Tract 3;
thence South 01 ° 31'28" East, along said West line, 68.89 feet to the Point of Beginning;
thence North 88 ° 59'55" East, parallel to the North line of said Tract 3, a distance of 52.10 feet;
thence South 01 ° 32 '52" East, parallel to the East line of said Tract 3, a distance of 40.95 feet;
thence North 88 ° 56'24" East 161.62 feet to the East line of said Tract 3;
thence South 01 ° 32'52" East, along said East line 74.33 feet to the South line of the North 489 feet of said Tract 3;
thence South 88 ° 59'55" West, along said South line 213.77 feet to the West line of said Tract A;
thence North 01 ° 31'28" West, along said West line 115.12 feet to the Point of Beginning.

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

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.

K. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

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. 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 Monroe Boundary Line Adjustment No. 200507:

Recording No.: [200603275001](#)

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

Grantor: MVH Monroe Properties, LLC and Mary Lord
Grantee: Warren E. Anderson and Joe Court
Purpose: ingress, egress and utilities
Recording Date: April 12, 2014
Recording No.: [200604120808](#)
Affects: North 40 feet of the Monroe Business and Professional Center

In consideration of the Grantees' payments to and for the Grantors, the Grantees, at thier sole cost and expenses, repaving, and restriping the parking lot area on Grantors' property to the reasonable satisfaction of Grants, the mutual promises contained in said document.

Said documents also contains a provision for cost and maintenance, repair or reconstruction of said ingress, egress and utilities.

See recorded document for further particulars.

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

Amount: \$500,000.00
Dated: January 31, 2022
Trustor/Grantor: MG Monroe Properties LLC
Trustee: Gary Krohn, Attorney
Beneficiary: Ritchie Group (TIC)
Recording Date: February 1, 2022
Recording No.: [202202010615](#)

SCHEDULE B

(continued)

5. 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

FILED FOR RECORD AT REQUEST OF,
AFTER RECORDING MAIL TO:

David C. Tingstad
Beresford Booth PLLC
145 3rd Avenue South, Suite 200
Edmonds, WA 98020



201412120553 2 PGS
12/12/2014 1.49pm \$73.00
SNOHOMISH COUNTY, WASHINGTON

1064889
628.06

No. 8662704 12/12/2014 1:11 PM
Thank you for your payment.
FBI

STATUTORY WARRANTY DEED

THE GRANTORS, NABIL N. MESSAK and TAHANY H. MASSOUD, husband and wife, for and in consideration of ten dollars and other good and valuable consideration in hand paid, convey and warrant to **MG MONROE PROPERTIES, LLC**, a Washington limited liability company, the following described real estate, situated in the County of Snohomish, State of Washington:

STEWART ~~0140-3224~~ 245

Abbreviated legal: Lt. B, City of Monroe BLA No. 200507, Rec. No. 200603275001, being Ptn. Lot 3, MacDougal's Add. To Monroe, Vol 5, Pg 3, Snohomish County, WA.

Assessor's Property Tax Parcel/Account Number: 00-005043-000-003-08

PARCEL B OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200603275001, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3; THENCE SOUTH 01°31'28" EAST, ALONG SAID WEST LINE, 68.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°59'55" EAST, PARALLEL TO THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 52.10 FEET; THENCE SOUTH 01°32'52" EAST, PARALLEL TO THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 40.95 FEET; THENCE NORTH 88°56'24" EAST 161.62 FEET TO THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 01°32'52" EAST, ALONG SAID EAST LINE 74.33 FEET TO THE SOUTH LINE OF THE NORTH 489 FEET OF SAID TRACT 3; THENCE SOUTH 88°59'55"

CITY OF MONROE BA 200507

LEGAL DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

EXISTING LEGAL DESCRIPTIONS - (PER CHICAGO TITLE INSURANCE COMPANY SHORT PLAT CERTIFICATE ORDER NOS. 57893 & 57894, DATED OCTOBER 26, 2009)

PARCEL A

BEGINNING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;
 THENCE SOUTH ALONG SAID WEST LINE 100 FEET;
 THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 3, 235 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT 3;
 THENCE NORTH ALONG SAID EAST LINE 100 FEET;
 THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 3, 235 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B

BEGINNING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;
 THENCE SOUTH ALONG SAID WEST LINE 84 FEET;
 THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 3, 235 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT 3;
 THENCE NORTH ALONG SAID EAST LINE 84 FEET;
 THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 3, 235 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

PARCEL A

BEGINNING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;
 THENCE S 01°10'00" E, ALONG SAID WEST LINE, 68.69 FEET;
 THENCE N 88°59'55" E, PARALLEL TO THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 52.10 FEET;
 THENCE S 02°32'52" E, PARALLEL TO THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 40.95 FEET;
 THENCE N 88°59'52" E 16.62 FEET TO THE EAST LINE OF SAID TRACT 3;
 THENCE N 02°32'52" W, ALONG SAID EAST LINE, 109.68 FEET;
 THENCE S 88°59'55" W, PARALLEL TO SAID NORTH LINE, 233.70 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B

BEGINNING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;
 THENCE S 01°10'00" E, ALONG SAID WEST LINE, 68.69 FEET TO THE POINT OF BEGINNING;
 THENCE N 88°59'55" E, PARALLEL TO THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 52.10 FEET;
 THENCE S 02°32'52" E, PARALLEL TO THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 40.95 FEET;
 THENCE N 88°59'52" E 16.62 FEET TO THE EAST LINE OF SAID TRACT 3;
 THENCE S 02°32'52" E, ALONG SAID EAST LINE, 74.33 FEET TO THE SOUTH LINE OF THE NORTH 489 FEET OF SAID TRACT 3;
 THENCE S 88°59'55" W, ALONG SAID SOUTH LINE, 233.77 FEET TO THE WEST LINE OF SAID TRACT 3;
 THENCE N 02°32'52" W, ALONG SAID WEST LINE, 151.12 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
 COUNTY OF SNOHOMISH) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOE CORT, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2/27/06
 SIGNATURE: Leah N. White

TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 NOTARY NAME TO BE PRINTED: Leah N. White
 RESIDING AT: Everett
 MY APPOINTMENT EXPIRES: 7/14/09



ACKNOWLEDGMENTS

STATE OF WASHINGTON)
 COUNTY OF SNOHOMISH) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WARREN E. ANDERSON, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2/23/06
 SIGNATURE: Leah N. White

TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 NOTARY NAME TO BE PRINTED: Leah N. White
 RESIDING AT: Everett
 MY APPOINTMENT EXPIRES: 7/14/09



DETERMINATION

ON THE BASIS OF THE REPRESENTATIONS HEREBY SUBMITTED, THE DIRECTOR OF COMMUNITY DEVELOPMENT HAS APPROVED THIS BOUNDARY LINE ADJUSTMENT (BA 200507) UNDER THE PROVISION OF CHAPTER 17.32.090, CITY OF MONROE MUNICIPAL CODE.

3/16/06
 DATE

Anderson
 APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF MONROE

WE THE UNDERSIGNED ARE IN AGREEMENT WITH AND APPROVE OF BOUNDARY LINE ADJUSTMENT NO. BA 200507 AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON 2/16/06 AND AS FURTHER DELINEATED ON THIS SURVEY.

Warren E. Anderson
 WARREN E. ANDERSON

2006 Taxes paid in full on Tax Parcel # 0057430003860003000305
 By: Michelle D. [Signature]
 Deputy Treasurer

Joe Cort
 JOE CORT

AP# 600603a75001

<p>RECORDING CERTIFICATE</p> <p>FILED FOR RECORD BY DAVID T. GARDNER</p> <p>THIS <u>27th</u> DAY OF <u>March</u> 2006 A.D. AT <u>42</u> MINUTES PAST <u>1</u> O'CLOCK, P.M. AND RECORDED IN VOLUME <u> </u> OF SURVEYS ON PAGE <u> </u>, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.</p> <p><u>Bob Tenenberger</u> COUNTY AUDITOR <u>Drunkhaya</u> DEPUTY AUDITOR</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WARREN ANDERSON & JOE CORT THIS <u>27th</u> DAY OF <u>FEBRUARY</u>, 2006.</p> <p><u>[Signature]</u> REGISTERED LAND SURVEYOR L.S. NO. <u>39975</u></p>
--	--



DATE: 2-27-06

<p>NO. <u> </u> REVISION <u> </u> BY <u> </u> CHECKED <u> </u> DATE <u> </u></p> <p>ASPL Land Surveyors AND LAND USE FACILITATORS</p> <p>Tel: (425) 351-884 4717-A Evergreen Way Everett, WA 98203</p>	<p>BOUNDARY LINE ADJUSTMENT for WARREN ANDERSON AND JOE CORT</p> <p>A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 1, T4R. 27 N., R2E. 6 E., W5</p> <p>CITY OF MONROE SNOHOMISH COUNTY, WASHINGTON</p>	<p>0-22-06 HCP DHP 1 OF 2 ASPL # 200603A</p>
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**NO EXCISE TAX
REQUIRED**

APR 12 2006

BOB DANTINI, Snohomish County Treasurer

By BOB DANTINI

AFTER RECORDING RETURN TO:

John A. Coe
The Coe Law Group, PLLC
600 Stewart Street, Suite 901
Seattle, WA 98101



200604120808 10 PGS
04/12/2006 4:00pm \$73.00
SNOHOMISH COUNTY, WASHINGTON

COVER SHEET

Document Title: EASEMENT AND MAINTENANCE AGREEMENT

Ref. Nos. of Related Documents: 200211191042, 200207190142

Grantors: MVH - MONROE PROPERTIES, LLC AND MARY LORD

Grantees: WARREN E. ANDERSON AND JOE CORT

Short Legal Description No. 1 (Grantors): APARTMENT NO.'S A-1 THROUGH A-11, INCLUSIVE; APARTMENT NO.'S C-1 THROUGH C-3 INCLUSIVE; APARTMENTS D-1 THROUGH D-6 INCLUSIVE; AND UNIT B, MONROE BUSINESS AND PROFESSIONAL CENTER, A CONDOMINIUM INTENDED FOR GENERAL BUSINESS AND PROFESSIONAL OFFICE PURPOSES ACCORDING TO THE CONDOMINIUM PLAN AND SURVEY MAP, DELINEATING SAID APARTMENT, RECORDED IN VOLUME 46 OF CONDOMINIUMS, PAGES 286-289, INCLUSIVE UNDER SNOHOMISH COUNTY RECORDING NO. 8605065002 LOCATED AT 909 WEST MAIN STREET, MONROE, WA 98272;

Short Legal Description No. 1 (Grantees): THE SOUTH 84.0 FEET OF THE SOUTH 184.0 FEET OF MACDOUGALL ADDITION TO MONROE ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

Assessor's Tax Parcel Nos. (Grantors): 00747400100100, 00747400100200, 00747400100300, 00747400100400, 00747400100500, 00747400100600, 00747400100700, 00747400100800, 00747400100900, 00747400101000, 00747400101100, 00747400300100, 00747400300200, 00747400300300, 00747400400100, 00747400400200, 00747400400300, 00747400400400, 00747400400500, 00747400400600, 00747400200100

Assessor's Tax Parcel Nos. (Grantees): 00504300000308

EASEMENT AND MAINTENANCE AGREEMENT

ABBR LEGAL: SE ¼ SW ¼ SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

GRANTORS: MVH - Monroe Properties, LLC and Mary Lord, a Single Person, and their heirs, successors and assigns, jointly and severally

GRANTORS' PROPERTY: MVH - Monroe Properties, LLC:

Legally Described as: APARTMENT NO.'S A-1 THROUGH A-11, INCLUSIVE; APARTMENT NO.'S C-1 THROUGH C-3 INCLUSIVE; AND APARTMENTS D-1 THROUGH D-6 INCLUSIVE, MONROE BUSINESS AND PROFESSIONAL CENTER, A CONDOMINIUM INTENDED FOR GENERAL BUSINESS AND PROFESSIONAL OFFICE PURPOSES ACCORDING TO THE CONDOMINIUM PLAN AND SURVEY MAP, DELINEATING SAID APARTMENT, RECORDED IN VOLUME 46 OF CONDOMINIUMS, PAGES 286-289, INCLUSIVE UNDER SNOHOMISH COUNTY RECORDING NO. 8605065002 LOCATED AT 909 WEST MAIN STREET, MONROE, WA 98272;

TOGETHER WITH AN UNDIVIDED 73.88157 PERCENT INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING TO SAID APARTMENT, AND INCLUDING THEREIN LIMITED COMMON AREAS AND FACILITIES SO APPERTAINING, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 8605060144; EXCEPT THAT PORTION THEREOF CONVEYED TO COUNTY OF SNOHOMISH, STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 8712180183.

Tax Parcel Nos.: 00747400100100, 00747400100200, 00747400100300,
 00747400100400, 00747400100500, 00747400100600, 00747400100700,
 00747400100800, 00747400100900, 00747400101000, 00747400101100,
 00747400300100, 00747400300200, 00747400300300, 00747400400100,
 00747400400200, 00747400400300, 00747400400400, 00747400400500, and
 00747400400600;

AND

Mary Lord, A Single Person:

Legally Described as: UNIT B, MONROE BUSINESS AND PROFESSIONAL CENTER, A CONDOMINIUM RECORDED IN VOLUME 46 OF CONDOMINIUMS, PAGES 286 THROUGH 289, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 8605060144 AND ANY AMENDMENTS THERETO;

TOGETHER WITH AN UNDIVIDED 26.11843 PERCENT INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING TO SAID APARTMENT, AND INCLUDING THEREIN LIMITED COMMON AREAS AND FACILITIES SO APPERTAINING, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 8605060144; EXCEPT THAT PORTION OF COMMON AREAS CONVEYED TO COUNTY OF SNOHOMISH BY DEED RECORDED UNDER RECORDING NO. 8712180183;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Tax Parcel No.: 00747400200100.

GRANTEES: Warren E. Anderson and Joseph A. Cort, and their heirs, successors and assigns, jointly and severally

GRANTEES' PROPERTY: Legally Described as: The South 84.0 feet of the South 184.0 feet of MacDougall Addition to Monroe according to the plat thereof as recorded in Volume 5 of plats, Page 3, records of Snohomish County, Washington
Parcel No.: 00504300000308

EASEMENT PROPERTY: Legally Described as: The Easement Property consists of the North 40.0 feet of the Monroe Business and Professional Center as per plat recorded under Auditor's File Number 8605065002 records of Snohomish County, Washington

In consideration of the Grantees' payments to and for the Grantors, the Grantees, at their sole cost and expense, repaving and restriping the parking lot area on Grantors' Property to the reasonable satisfaction of Grantors, the mutual promises contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged by the parties, the parties hereby agree as follows:

1. Grant of Easement.

Grantors hereby convey to Grantees an easement for ingress and egress, and utilities over, under, along, and across the Easement Property for the benefit of three (3) single family

dwellings to be constructed on the Grantees' property,. This Agreement includes the right to maintain the Easement Property as a right-of-way, free and clear of trees, undergrowth, brush, and all other obstructions natural or man-made.

Grantors and Grantees agree that no party may construct, erect, or install upon the Easement Property any structures, barriers, curbing, gates, or any improvements, additions, or constructions, that impede the free ingress and egress across the Easement Property and/or of a nature such as to interfere with the rights hereby granted. However, Grantors may install improvements, additions, or constructions that do not impede the free ingress and egress across the Easement Property.

3. Maintenance.

The parties covenant and agree that the Grantors and Grantees shall jointly perform all maintenance, repairs, and/or replacement within the Easement Property and be responsible for the cost of said maintenance, repairs and/or replacement in accordance with the following terms and conditions:

a. Either party may perform maintenance, repairs, and/or replacement of the Easement Property used by that party, if in that party's reasonable judgment the maintenance, repairs, and/or replacement is necessary to maintain the Easement Property in a safe and passable condition, or to prevent injury to persons or damage to the property of another or any third party. Either party that undertakes such maintenance, repairs, and/or replacement shall cause it to be performed in a good and workmanlike manner in accordance with all applicable laws. Any maintenance, repairs, and/or replacement shall be done with minimal disturbance to improvements, vegetation, and property within the Easement Property.

b. Prior to incurring any reimbursable maintenance costs or performing any maintenance, repairs, or replacement, the party undertaking the maintenance shall give the parties obligated to share in the cost thirty (30) days prior written notice of the proposed maintenance. If any party receiving such notice does not object by written notice within such thirty (30) day period, it shall be deemed to have consented to the proposed maintenance, repairs, and/or replacement.

c. The Grantors shall bear forty (40%) percent of the costs of maintenance, repair, and/or replacement, and the Grantees herein shall bear sixty (60%) percent of the maintenance, repair, and/or replacement costs.

d. The party incurring costs authorized herein shall promptly provide a written invoice for the other parties' share of said costs, to the other parties, who shall pay said invoice within thirty (30) days. If any party does not pay any written invoice within the time allowed herein, the other parties may, after giving the non-paying party ten (10) days prior written notice of his/her intent to claim a lien, record with the Snohomish County Auditor/Recorder's Office, a notice of lien, which lien shall have the priority of the date of its recording and which lien shall be an encumbrance on the non-paying owner's interest in the non-paying owner's property. The lien shall be foreclosed judicially in the same manner as a mortgage, in accordance with Washington law.

e. There shall be no material change to the Easement Property in connection with any maintenance, repair, or replacement without the prior written consent of the Grantors.

4. Utilities.

The Grantees agree to install and maintain, at their sole cost and expense, any and all future utilities installed in association with Grantees' proposed short subdivision of said Grantees property, subject to the above conditions contained in Paragraphs 1 through 3 herein as applicable.

Grantees shall pay for all damage to land, including without limitation the subsurface of the land, and the surface of the land and any structure located thereon, that may be caused by Grantees or his/her agents in exercising the above rights, which payment may be made after completion of Grantees' work. Grantees furthermore, agree to bear any costs to damage to the existing drainage system within said easement that may result from the installation of future utilities. The cost of repairs, if needed, shall be the sole responsibility of the Grantees or their agents causing the same. Nothing in this agreement shall be construed as a conveyance of any part of the minerals rights underlying the above described property, and the easement granted herein is subject to any valid and duly recorded oil, gas, and mineral lease.

5. Reservation of Rights.

Grantors reserve the right to the full use and enjoyment of the easement except as the same may be necessary for the purposes granted in this agreement.

6. Covenants Run With The Land.

This easement and the covenants herein, shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof.

7. Term.

This Agreement, and all rights and obligations provided for herein, shall run in perpetuity and shall terminate and expire only by mutual agreement of all the then owners of Grantors' Property and Grantees' Property, which subsequent agreement shall be recorded in the same places as this Agreement is recorded.

8. Injunctive Relief.

In the event of any violation or threatened violation by Grantors or Grantees or any one of them, of the terms of this Agreement, the other party shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction upon \$100.00 bond. The right of injunction shall be in addition to all other remedies set forth in this Agreement and all remedies available under statute, law, and/or equity.

9. No Modification.

This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the unanimous consent of all the Grantors and Grantees at the time of such modification or rescission and then only by written instrument duly executed and acknowledged by all of the owners and duly recorded in the office of the Recorder of Snohomish County, Washington. No modification or rescission of this Agreement shall affect the rights of any lienholder unless the lienholder consents in writing to the modification or rescission.

10. No Dedication.

Nothing herein contained shall be deemed to be a gift or dedication of any portion of the properties to, or for, the general public or to, or for, any public purpose whatsoever. It is the intention of the parties that this Agreement shall be strictly limited to and for the purposes herein expressed. It is not intended that this Agreement convey any rights to the public to use, travel on, or occupy the Easement Property. Any person or persons not authorized, empowered, or privileged to use the Easement Property may be ejected therefrom by the Grantors and/or Grantees.

11. Notice.

All notices to be given pursuant to this Agreement shall be in writing and must be given by United States certified or registered mail, postage prepaid, and properly addressed to the owner of each property by name and addresses shown on the then current real property tax rolls in Snohomish County, Washington.

12. Attorney's Fees.

Should it be necessary for any party to this Agreement to initiate legal proceedings to enforce this Agreement, the party or parties to such legal proceedings who substantially prevail shall be entitled to attorneys' fees, costs, and disbursements, including the fees and expenses of expert and fact witnesses, reasonably incurred by the substantially prevailing parties in preparing for, and participating in, any proceeding or suit, during said proceeding or suit, on any appeal, on petition for review, and in enforcing any judgment or award, from the other party or parties.

13. Relationship.

This Agreement shall not be interpreted or construed to create an association, joint venture, or partnership between the parties or to impose any partnership obligation or liability upon the parties. Except as expressly provided in this Agreement, no party shall have any right, power, or authority to enter into any agreement or undertaking for, or on behalf of, to act as or be an agent or representative of, or to otherwise bind the other parties.

14. Waiver.

The failure of any party to insist upon or enforce strict performance by any other party of any provision of this Agreement shall not be a waiver or relinquishment to any extent of such party's right to assert or rely on any such provision or right, in that or any other instance; rather, the same shall be and remain in full force and effect. No right or obligation under this Agreement will be deemed to have been waived unless evidenced by a writing, signed by the party against whom the waiver is asserted, or by its duly authorized representative. Any waiver will be effective only with respect to the specific instance involved, and will not impair or limit the right of the waiving party to insist upon strict performance of the right or obligation in any other instance, in any other respect, or at any other time.

15. Severability.

The parties intend that this Agreement be enforced to the greatest extent permitted by applicable law. If any term or provision of this Agreement, or the application of it, to any person or circumstance shall to any extent be invalid and unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

16. Washington Law.

This Agreement shall be interpreted and enforced and the rights, duties, and obligations of the parties will be determined according to the laws of the State of Washington. In the event of any dispute arising out of this Agreement, the parties waive any right to use the rule of construction that the Agreement is to be constructed against the drafter thereof. All parties shall submit and not object to jurisdiction and venue in the Snohomish County Superior Court, State of Washington, in connection with any claims arising out of this Agreement.

17. Entire Agreement.

This Agreement constitutes the entire agreement, both final and integrated, of the Parties on these subjects. This Agreement may not be modified, interpreted, amended, waived, or revoked, unless by a writing signed by all parties. This Agreement supersedes and replaces all prior agreements, discussions, and representations on these subjects, all of which are merged into, and superseded by, this Agreement. No party is entering into this Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations, or agreements other than those contained in this Agreement. There are no other prior or contemporaneous agreements, either written or oral, between the parties with respect to this subject.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that AARON VEDEROFF is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the MANAGER of MVH - MONROE PROPERTIES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 11th day of APRIL, 2006.

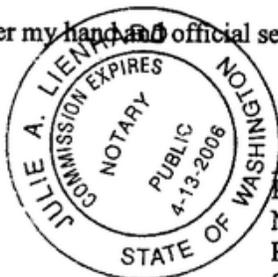


Olen Bosma
Print Name: OLEN BOSMA
NOTARY PUBLIC in and for the State of Washington
Residing at SEATTLE
Commission expires 10-18-07

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me WARREN E. ANDERSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of April, 2006.



Julie Lienhard
Print Name: Julie Lienhard
NOTARY PUBLIC in and for the State of Washington
Residing at Bothell
Commission expires 4/13/06

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me **JOSEPH A. CORT**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of April, 2006.



Great Name: Julie Lienhard
 NOTARY PUBLIC in and for the State of Washington
 Residing at Portneel
 Commission expires 4/13/06



20220210615
DEED OF TRUST
 Rec: \$207.50
 2/1/2022 2:48 PM 1 of 4
 SNOHOMISH COUNTY, WA
 Electronically Recorded

When recorded return to:

Ritchie Group (TIC)
322 N. 134th St. #201
Seattle, WA 98133

Filed for Record at Request of
Guardian Escrow, Inc.
 Escrow Number: **2220034LD**

**SHORT FORM
 DEED OF TRUST**

INSURED BY
 CHICAGO TITLE
 500130888

THIS DEED OF TRUST, is made this **31st** day of **January, 2022**, between **MG Monroe Properties LLC, a Washington limited liability company** as GRANTOR, whose address is **16261 36th Ave. N.E. , Lake Forest Park, Washington, 98155**, and **Gary Krohn, Attorney**, as TRUSTEE, whose address is **144 Railroad Ave. #236, Edmonds, WA 98020**, and **Ritchie Group (TIC)**, as BENEFICIARY, whose address is **322 N. 134th St. #201, Seattle, WA 98133**.

Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in **Snohomish County, Washington**:

Abbreviated Legal: Being a PTN of SEC 01-27-06, W.M.
PARCEL B, CITY OF MONROE BLA REC. NO. 200603275001, SNOHOMISH COUNTY, WA.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 005043-000-003-08

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of **FIVE HUNDRED THOUSAND AND NO/100 Dollars (\$500,000.00)** with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed Under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Fram 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed Under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

This Property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address herein before set forth.

WITNESS the hand and seal of the Grantor on the day and year first above written.

MG Monroe Properties LLC

By: Clifford E. Moon, Manager



STATE OF Washington }
 COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Clifford E. Moon signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of MG Monroe Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: JANUARY 31, 2022

Lisa Anne Dennis
 Notary Public in and for the State of Washington
 Residing at Seattle
 My appointment expires: 4-20-2023

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____, _____

Mail reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.

EXHIBIT "A"

PARCEL B OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200603275001, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;
THENCE SOUTH 01°31'28" EAST, ALONG SAID WEST LINE, 68.89 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°59'55" EAST, PARALLEL TO THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 52.10 FEET;
THENCE SOUTH 01°32'52" EAST, PARALLEL TO THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 40.95 FEET;
THENCE NORTH 88°56'24" EAST 161.62 FEET TO THE EAST LINE OF SAID TRACT 3;
THENCE SOUTH 01°32'52" EAST, ALONG SAID EAST LINE 74.33 FEET TO THE SOUTH LINE OF THE NORTH 489 FEET OF SAID TRACT 3;
THENCE SOUTH 88°59'55" WEST, ALONG SAID SOUTH LINE 213.77 FEET TO THE WEST LINE OF SAID TRACT 3;
THENCE NORTH 01°32'52" WEST, ALONG SAID WEST LINE 115.12 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.