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SUBDIVISION GUARANTEE

SCHEDULE A

Office File Number COW17709	Policy Number SGW-08007084	Date of Policy June 04, 2024 at 8:00 AM	Amount of Insurance \$300.00	Premium \$300.00
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NAME OF ASSURED:

WOODLAND T/H 2021, LLC, WA LIMITED LIABILITY COMPANY

THE ASSURANCES REFERRED TO ON THE FACE PAGE ARE:

THAT, ACCORDING TO THOSE PUBLIC RECORDS WHICH, CONSTRUCTIVE NOTICE OF MATTERS RELATIVE TO THE DESCRIPTION OF WHICH IS FULLY SET FORTH IN UNDER THE RECORDING LAWS, IMPART FOLLOWING DESCRIBED REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

TITLE TO SAID REAL PROPERTY IS VESTED IN:

WOODLAND T/H 2021, LLC, WA LIMITED LIABILITY COMPANY

SUBJECT TO THE MATTERS SHOWN BELOW UNDER EXCEPTIONS, WHICH EXCEPTIONS ARE NOT NECESSARILY SHOWN IN THE ORDER OF THEIR PRIORITY.

EXCEPTIONS:

1. GENERAL TAXES AND ASSESSMENTS, IF ANY, NO SEARCH HAVING BEEN MADE THEREOF; ALSO, TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THEREIN VAULTS, TUNNELS, RAMPS, OR ANY OTHER STRUCTURE OR IMPROVEMENT; OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.

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ADDITIONAL EXCEPTIONS:

1. **GENERAL TAXES AND ASSESSMENTS, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

YEAR	AMOUNT	PAID	OWING
2024	\$5,367.97	\$5,296.42	\$71.55

PARCEL NO.: 5-0492

TAX CODE: 900

FIRST HALF OF GENERAL TAXES BECOME DELINQUENT ON MAY 1. SECOND HALF OF GENERAL TAXES BECOME DELINQUENT ON NOVEMBER 1.

2. THE COMPANY FINDS STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER [3690349](#), THROUGH WHICH TITLE AS HEREIN VESTED WAS DERIVED, CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.

3. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: WOODLAND T/H 2021 LLC, WA LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.
BENEFICIARY: NOTE BUYERS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
AMOUNT: \$612,000.00
DATED: SEPTEMBER 26, 2022
RECORDED: SEPTEMBER 30, 2022
AUDITOR'S FILE NO.: [3723893](#)

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: DIKING DISTRICT NO. 11
PURPOSE: DIKING PURPOSES
RECORDED: APRIL 7, 1920
AUDITOR'S NO.: [18023](#) VOLUME: 82 PAGE: 272

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: TOWN OF WOODLAND
PURPOSE: STORM SEWER SYSTEM
RECORDED: JANUARY 10, 1936
AUDITOR'S NO.: [137550](#)

6. RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS AND EGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:

RECORDED: SEPTEMBER 26, 1967
AUDITOR'S NO.: [659751](#)
RECORDS OF: COWLITZ COUNTY
TO: STATE OF WASHINGTON

7. RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS AND EGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:

RECORDED: MARCH 2, 1962
CONDEMNATION CASE NO.: [25939](#)
RECORDS OF: COWLITZ COUNTY
TO: STATE OF WASHINGTON

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE: TRANSMISSION OF ELECTRIC ENERGY, INCLUDING COMMUNICATION FACILITIES
RECORDED: JULY 19, 2001
AUDITOR'S NO.: [3120872](#)
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CITY OF WOODLAND
AND: WOODLAND COMMERCE, LLC
DATED: JANUARY 23, 2006
RECORDED: AUGUST 31, 2007
AUDITOR'S NO.: [3345942](#)
REGARDING: PUBLIC WAY USE AGREEMENT

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: AUDITOR'S FILE NO. [3345943](#)
PURPOSE: INGRESS AND EGRESS TO THE CURRENT AIRPORT OPERATIONS
AREA AFFECTED: THAT PORTION OF THE SQUIRE AND MILLY BOZARTH DLC NO. 41, LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE W.M., CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID SECTION 19, AS SHOWN IN VOLUME 25 OF SURVEYS AT PAGE 160, RECORDS OF THE COWLITZ COUNTY AUDITOR; THENCE NORTH 02° 07' 38" EAST ALONG THE WEST LINE OF SECTION 19 FOR A DISTANCE OF 3058.12 FEET TO THE SOUTH LINE OF THE SQUIRE AND MILLY BOZARTH DLC NO. 41; THENCE SOUTH 86° 02' 04" EAST ALONG SAID SOUTH LINE 720.39 FEET TO A POINT ON THE ARC OF A 249.00 FOOT RADIUS CURVE TO THE RIGHT ON THE EAST LINE OF THE "CITY OF WOODLAND" PARCEL, AS DESCRIBED UNDER SUPERIOR COURT OF WASHINGTON FOR COWLITZ COUNTY CASE NO. 00-2-00673-1 AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 06° 32' 19" WEST ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 06° 32' 19", AN ARC DISTANCE OF 28.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00° 00' 00" EAST 355.37 FEET TO A POINT OF CURVATURE WITH A 113.00 FOOT RADIUS CURVE TO THE LEFT; THENCE

(CONTINUED...)

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 11' 26", AN ARC DISTANCE OF 93.07 FEET; THENCE LEAVING SAID EAST LINE NORTH 90° 00' 00" EAST 0.93 FEET TO A POINT OF CURVATURE WITH A 9.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 00° 00' 00" EAST 284.18 FEET TO A POINT ON THE ARC OF A 500.80 FOOT RADIUS CURVE TO THE LEFT ON THE SOUTH RIGHT OF WAY LINE OF C. C. STREET; THENCE FROM A TANGENT BEARING OF SOUTH 87° 49' 08" EAST ALONG SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01° 34' 32", AN ARC DISTANCE OF 13.77 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89° 23' 40" EAST 24.24 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 00° 00' 00" WEST 6.18 FEET TO A POINT OF CURVATURE WITH A 51.02 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 05' 19", AN ARC DISTANCE OF 19.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22° 05' 19" WEST 4.41 FEET TO A POINT OF CURVATURE WITH A 48.98 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 05' 19", AN ARC DISTANCE OF 18.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00° 00' 00" WEST 659.39 FEET; THENCE SOUTH 02° 36' 58" EAST 52.24 FEET TO THE SOUTH LINE OF SAID BOZARTH DLC; THENCE SOUTH 33° 48' 04" WEST 5.25 FEET TO A POINT ON THE ARC OF A 249.00 FOOT RADIUS CURVE TO THE RIGHT ON THE EAST LINE OF SAID "CITY OF WOODLAND" PARCEL; THENCE FROM A TANGENT BEARING OF NORTH 07° 36' 23" WEST ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 01° 04' 03", AN ARC DISTANCE OF 4.64 FEET TO THE POINT OF BEGINNING.

11. MATTERS SET FORTH BY SURVEY:

RECORDED: SEPTEMBER 18, 2007
AUDITOR'S NO.: [3347414](#) VOLUME: 29 PAGE: 32
DISCLOSES: BOUNDARY LINES; SOUTHERLY, NORTHERLY, AND WESTERLY CORNERS SET BY THIS SURVEY

SAID DOCUMENT IS A RE-RECORDING OF THE SAME, RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. [3234510](#), VOLUME 25 AT PAGE 160.

- 12. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE REAL PROPERTY, OR TITLE TO THE ESTATE INSURED, THAT MAY ARISE DUE TO THE SHIFTING AND CHANGING IN THE COURSE OF THE LEWIS RIVER.**
- 13. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF THE LEWIS RIVER.**

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14. ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS FORMERLY BEEN COVERED BY WATER.

15. RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.

END OF SCHEDULE A EXCEPTIONS.

NOTES:

AT THE REQUEST OF THE ASSURED THE FOLLOWING INFORMATION IS PROVIDED:

- a. **THE ADDRESS OF THE SUBJECT PROPERTY IS:
910 SANDALWOOD RD
WOODLAND, WA 98674**

- b. **ACCORDING TO THE RECORDS OF COWLITZ COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:**

TAX PARCEL NO.:	5-0492
LAND:	\$721,350.00
IMPROVEMENTS:	<u>\$0.00</u>
TOTAL:	\$721,350.00

- c. **THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.**

ABBREVIATED LEGAL DESCRIPTION: WDOL 23 19-5N-1E BOZARTH S/M DLC

- d. **ALL PARTIES TO THIS TRANSACTION MUST VERIFY THAT THE LAND COVERED BY THIS COMMITMENT IS THE LAND INTENDED TO BE CONVEYED OR ENCUMBERED. THE DESCRIPTION OF THE LAND MAY BE INCORRECT IF THE APPLICATION FOR TITLE INSURANCE CONTAINED INCOMPLETE OR INACCURATE INFORMATION, OR IF IT INCLUDED AN ADDRESS OR TAX PARCEL NUMBER IN LIEU OF A LEGAL DESCRIPTION. THE PARTIES ARE RESPONSIBLE FOR NOTIFYING THE COMPANY PRIOR TO CLOSING IF CHANGES ARE NECESSARY.**

- e. **A JUDGMENT AND LIEN SEARCH WAS PERFORMED AGAINST WOODLAND T/H 2021, LLC, WA LIMITED LIABILITY COMPANY. WE FOUND NO PERTINENT MATTERS OF RECORD AGAINST SAID PARTY.**

- f. **THE COMPANY DISCLOSES THERE HAVE BEEN NO CONVEYANCES OF THE SUBJECT PROPERTY OCCURRING WITHIN THE LAST TWO YEARS. NO ADDITIONAL LIABILITY IS ASSUMED HEREBY.**

- g. **WE ARE INFORMED THAT WOODLAND T/H 2021, LLC IS A LIMITED LIABILITY COMPANY (LLC). A COPY OF THE DUPLICATE ORIGINAL OF THE FILED LLC CERTIFICATE OF FORMATION, THE LLC AGREEMENT AND ALL SUBSEQUENT MODIFCATIONS OR AMENDMENTS THERETO MUST BE SUBMITTED TO THE COMPANY FOR REVIEW.**

ANY CONVEYANCE OR MORTGAGE BY WOODLAND T/H 2021, LLC, A LIMITED LIABILITY COMPANY (LLC), MUST BE EXECUTED BY ALL THE MEMBERS AS OF THE DATE HEREOF, OR EVIDENCE SUBMITTED THAT CERTAIN DESIGNATED MEMBERS OR MANAGERS HAVE BEEN AUTHORIZED TO ACT FOR THE LIMITED LIABILITY COMPANY.

Cowlitz County Title Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cowlitz County Title Company**

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ORT 287-C 5/07/01

EXHIBIT "A"

THAT PORTION OF THE SQUIRE AND MILLY BOZARTH DONATION LAND CLAIM AND OF THE HANS KRAFT DONATION LAND CLAIM, LYING IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON, MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POSITION OF A 3/4" IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID SECTION 19 AS SHOWN IN VOLUME 25 OF SURVEYS AT PAGE 160, RECORDS OF THE COWLITZ COUNTY AUDITOR;

THENCE NORTH 02° 07' 38" EAST, ALONG THE WEST LINE OF SAID SECTION 10 FOR A DISTANCE OF 3058.12 FEET TO THE SOUTH LINE OF THE SQUIRE AND MILLY BOZARTH DONATION LAND CLAIM NO. 41;

THENCE SOUTH 86° 02' 04" EAST, ALONG SAID SOUTH LINE, 720.39 FEET TO A POINT ON THE ARC OF A 249.00 FOOT RADIUS CURVE TO THE RIGHT ON THE EAST LINE OF THE CITY OF WOODLAND PARCEL AS DESCRIBED UNDER SUPERIOR COURT OF WASHINGTON FOR COWLITZ COUNTY CASE NO. 002006731 AND THE POINT OF BEGINNING;

THENCE FROM A TANGENT BEARING OF NORTH 06° 32' 19" WEST, ALONG SAID CURVE AND ALONG SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 06° 32' 19", AN ARC DISTANCE OF 28.42 FEET; THENCE NORTH 00° 00' 00" EAST, 355.37 FEET TO A POINT OF CURVATURE WITH A 113.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 04' 30", AN ARC DISTANCE OF 55.37 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 00° 00' 00" WEST, 322.58 FEET TO A POINT BEING ON THE ARC OF 500.80 FOOT RADIUS CURVE TO THE LEFT ON THE SOUTH RIGHT OF WAY LINE OF C.C. STREET AS SHOWN ON SAID SURVEY;

THENCE FROM A TANGENT BEARING OF SOUTH 89° 18' 15" EAST ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 05' 25", AN ARC DISTANCE OF 0.79 FEET;

THENCE SOUTH 89° 23' 40" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 364.00 FEET TO THE ORDINARY HIGH WATER MARK OF THE NORTH FORK OF THE LEWIS RIVER AS SHOWN ON SAID SURVEY;

THENCE SOUTH 03° 41' 58" WEST, 10.20 FEET ALONG SAID ORDINARY HIGH WATER MARK;

THENCE CONTINUING ALONG SAID ORDINARY HIGH WATER MARK SOUTH 16° 26' 00" WEST, 11.00 FEET;

THENCE SOUTH 26° 43' 00" WEST, 16.00 FEET;

THENCE SOUTH 02° 15' 00" EAST, 25.00 FEET;

THENCE SOUTH 26° 53' 00" WEST, 21.00 FEET;

THENCE SOUTH 09° 31' 00" EAST, 42.00 FEET;

THENCE SOUTH 32° 55' 00" WEST, 39.00 FEET;

THENCE SOUTH 06° 30' 00" EAST, 22.00 FEET;

THENCE SOUTH 08° 41' 00" WEST, 52.00 FEET;

THENCE SOUTH 07° 34' 00" WEST, 33.00 FEET;

THENCE SOUTH 10° 27' 00" EAST, 6.00 FEET;

THENCE SOUTH 10° 04' 00" WEST, 85.00 FEET;

(CONTINUED...)

THENCE SOUTH 29° 49' 00" WEST, 20.00 FEET;
THENCE SOUTH 18° 34' 00" WEST, 19.00 FEET;
THENCE SOUTH 12° 18' 00" WEST, 37.00 FEET;
THENCE SOUTH 23° 42' 00" WEST, 35.00 FEET;
THENCE SOUTH 07° 46' 00" WEST, 45.00 FEET;
THENCE SOUTH 14° 23' 00" WEST, 29.00 FEET;
THENCE SOUTH 05° 47' 00" EAST, 27.00 FEET;
THENCE SOUTH 29° 46' 00" WEST, 38.00 FEET;
THENCE SOUTH 23° 31' 00" WEST, 57.00 FEET;
THENCE SOUTH 29° 14' 00" WEST, 20.00 FEET;
THENCE SOUTH 23° 49' 00" WEST, 45.00 FEET;
THENCE SOUTH 16° 46' 00" WEST, 63.00 FEET;
THENCE SOUTH 22° 11' 00" WEST, 26.00 FEET;
THENCE SOUTH 06° 37' 00" WEST, 44.00 FEET;
THENCE SOUTH 29° 30' 00" EAST, 20.00 FEET;
THENCE SOUTH 16° 18' 00" WEST, 22.00 FEET;
THENCE SOUTH 03° 45' 00" EAST, 33.00 FEET;
THENCE SOUTH 05° 38' 00" WEST, 42.00 FEET;
THENCE SOUTH 16° 03' 00" EAST, 41.00 FEET;
THENCE SOUTH 00° 00' 00" EAST, 36.00 FEET;
THENCE SOUTH 10° 19' 00" EAST, 58.00 FEET;
THENCE LEAVING SAID ORDINARY HIGH WATER MARK, NORTH 43° 20' 04" WEST, 222.00 FEET TO THE
MOST SOUTHERLY SOUTHWEST CORNER OF SAID CITY OF WOODLAND PARCEL;
THENCE NORTH 68° 49' 50" EAST, ALONG THE SOUTH LINE OF SAID CITY OF WOODLAND PARCEL,
35.11 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 21° 10' 10" WEST, 83.55 FEET TO A POINT OF CURVATURE OF A 249.00 FOOT RADIUS
CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 37' 61", AN ARC DISTANCE OF
63.58 FEET TO THE POINT OF BEGINNING.