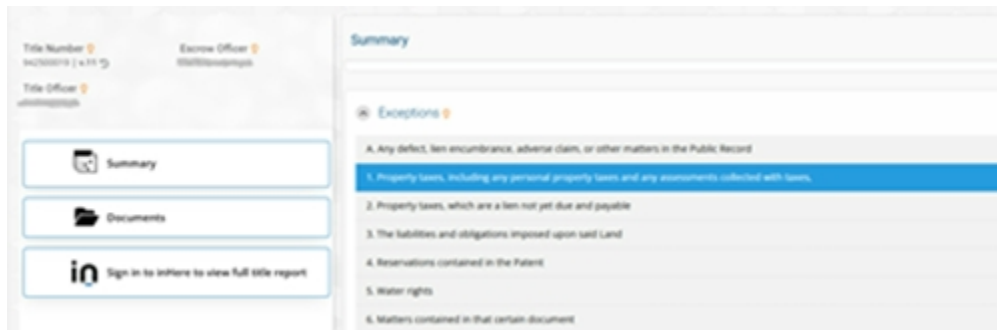


Guarantee

File No.: 500162019

Title Officer: Residential Unit

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500162019

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Ajay Sikka

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:

Kristy Jeglum

Kristy Jeglum
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan

Michael J. Nolan, President

Attest:

Marjorie Nemzura

Marjorie Nemzura, Secretary

ISSUING OFFICE:		
Title Officer: Residential Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Phone: (425)259-8214 Fax: (866)827-8844 Main Phone: (425)258-3683 Email: snotitle@ctt.com		

SCHEDULE A

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

Effective Date: August 13, 2025 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:](#)

bConnector LLC, a Washington limited liability company, and Simpactico Ventures LLC, a Washington limited liability company, and Ronnie Sikka, as a separate estate, and Samudra Sengupta and Suhita Sengupta, Trustees of The Samudra and Suhita Sengupta Living Trust, and Satinder Thiara and Ajay Sikka, a married couple, and Varun Sharma, as his separate estate, and R2D2 Capital LLC, a Delaware limited liability company, and Minaz Hassam and Margarita Silvia Ascencio Gallardo, a married couple, and Riyaz Pishori and Nishrin Pishori, Trustees of the Pishori Living Trust, and Sourabh Guha and Urmi Basu, Trustees of the Urmi Basu and Sourabh Guha Living Trust, and Avijeet Ghose and Debjani Dasgupta, a married couple, and Ashish Saxena, as a separate estate

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): 005154-000-009-02 and 005154-000-009-11

PARCEL A;

LOT 9, EXCEPT THE SOUTH 168 FEET AND EXCEPT THE NORTH 319.65 FEET MIDWAY FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS ON PAGE 44, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

PARCEL B:

BEGINNING AT A POINT ON THE WEST LINE OF TRACT 9, MIDWAY FIVE ACRE TRACTS, SOUTH 00°05' WEST 429.65 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 00°05' WEST ALONG SAID WEST LINE 1 FOOT;
THENCE SOUTH 84°13'50" EAST 96.25 FEET;
THENCE SOUTH 86°11'31" EAST 203.71 FEET TO A POINT ON EAST LINE OF SAID TRACT SOUTH 00°11' WEST 437.65 FEET FROM THE NORTHEAST CORNER THEREOF;
THENCE NORTH 00°11' EAST ALONG SAID EAST LINE 8 FEET;
THENCE NORTH 86°54' WEST PARALLEL TO NORTH LINE OF SAID TRACT 299.48 FEET TO POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B**GENERAL EXCEPTIONS:**

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

SPECIAL EXCEPTIONS:

1. 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 the Plat of Midway Five Acre Tracts:

[Recording No: 151349](#)

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

Granted to: Clifford A. Apland and M. Evelyn Apland, his wife

Purpose: Maintenance and repair of water line

Recording Date: November 16, 1943

[Recording No.: 757375](#)

Affects: The description contained in the above instrument is not sufficient to determine its exact location within the property herein described.

3. 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 Survey:

[Recording No: 9111185003](#)

Note: Said survey contains an erroneous legal description due to not closing.

4. Any question or claim due to a gap or overlap caused by lack of monumentation in the legal description herein.

SCHEDULE B
(continued)

5. 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:	2025
Tax Account Number:	005154-000-009-02
Levy Code:	00452
Assessed Value-Land:	\$1,020,100.00
Assessed Value-Improvements:	\$10,300.00

General and Special Taxes:	Billed:\$8,166.81
	Paid: \$4,083.40
	Unpaid:\$4,083.41

Affects: Parcel A

6. 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:	2025
Tax Account Number:	005154-000-009-11
Levy Code:	00452
Assessed Value-Land:	\$39,700.00
Assessed Value-Improvements:	\$0.00

General and Special Taxes:	Billed:\$321.99
	Paid: \$321.99
	Unpaid:\$0.00

Affects: Parcel B

7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. 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.

NOTES:

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:

PTN LT 9, MIDWAY FIVE ACRE TRACTS, SNOHOMISH COUNTY, WA
Tax Account No.: 005154-000-009-02 and 005154-000-009-11

SCHEDULE B
(continued)

Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

20305 68th Avenue West
Lynnwood, WA 98036

END OF SCHEDULE B