

## Prelim Title Report

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0134363-ETU

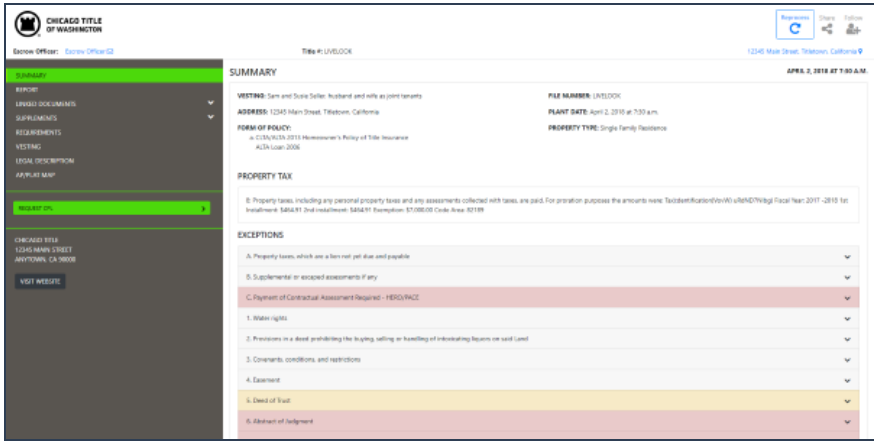
Property Address: 8822 SE 62nd St Mercer Island, WA 98040

## Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web interface. The header includes the Chicago Title of Washington logo, the title number "Title #: LIVELOOK", and the property address "1246 Main Street, Torrance, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into several sections: a left sidebar with navigation options like "SUMMARY", "REPORT", "LINKED DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFY", "LEGAL DESCRIPTION", and "APPLICABLE MAP"; a main content area with a "SUMMARY" section containing details such as "VESTING: Sam and Susan Miller, husband and wife as joint tenants", "ADDRESS: 1246 Main Street, Torrance, California", "FORM OF POLICY: A-CIA/SLD-2013 Homeowner's Policy of Title Insurance ALTA Loan 2006", "FILE NUMBER: LIVELOOK", "PLANT DATE: April 2, 2019 at 7:59 a.m.", and "PROPERTY TYPE: Single Family Residence"; a "PROPERTY TAX" section with a note about taxes and assessments; and an "EXCEPTIONS" section listing various items like "A. Property taxes which are a lien not yet due and payable", "B. Supplemental or escaped assessments if any", "C. Payment of Contractual Assessment Required - FERGUSON", "1. Water rights", "2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land", "3. Covenants, conditions and restrictions", "4. Easement", "5. Deed of Trust", and "6. Abstract of Judgment".

**Effortless, Efficient, Compliant, and Accessible**

**SUBDIVISION**

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0134363-ETU - THIRD**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

**GUARANTEES**

Terrane

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**  
10500 NE 8th St., Suite 600  
Bellevue, WA 98004

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

President

Attest:

Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 10500 NE 8th St., Suite 600 Bellevue, WA 98004 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.00

Effective Date: April 23, 2019 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:](#)

Gregory A. Headrick and Jennifer A. Headrick, husband and wife

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

LOT 8, BLOCK 1, TIMBERLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, 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, 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 Plat of Timberland, recorded in [Volume 52 of Plats, page 20](#):

Recording No: 4393606

2. Notice of Additional tap or connection charges and the terms and conditions thereof:

Recording Date: December 6, 1977

[Recording No.: 7712060812](#)

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

Granted to: City of Mercer Island, King County, Washington

Purpose: Ingress and Egress, solely for for maintaining, operation, repairing and replacing sanitary sewer and storm drainage pipe and lines

Recording Date: February 23, 1982

[Recording No.: 8202230542](#)

Affects: a portion of said premises

4. Sanitary Sewer Easement and the terms and conditions thereof:

Recording Date: September 14, 1988

[Recording No.: 8809140722](#)

5. Commitment to contribute to repair of Timberland/Salem woods ravine and the terms and conditions thereof:

Recording Date: September 14, 1988

[Recording No.: 8809140722](#)

**SCHEDULE B**

(continued)

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: 2019  
Tax Account No.: [865050-0040-07](#)  
 Levy Code: 1031  
 Assessed Value-Land: \$1,098,000.00  
 Assessed Value-Improvements: \$301,000.00

## General and Special Taxes:

Billed: \$10,520.73  
 Paid: \$0.00  
 Unpaid: \$10,520.73

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

Amount: \$820,000.00  
 Dated: October 20, 2006  
 Trustor/Grantor: Gregory A. Headrick and Jennifer A. Headrick, husband and wife  
 Trustee: Transnation Title and Escrow  
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Homestone Mortgage, INC.  
 Loan No: 1060929007  
 Recording Date: October 31, 2006  
Recording No.: [20061031002847](#)

and Re-Recording Date: August 27, 2007  
 and Re-Recording No.: [20070827001228](#)  
 Reason: Re-recorded to Add Co-Borrower

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

Amount: \$242,500.00  
 Dated: July 18, 2008  
 Trustor/Grantor: Gregory A. Headrick and Jennifer A. Headrick, husband and wife  
 Trustee: Regional Trustee Services Corporation  
 Beneficiary: Boeing Employees' Credit Union  
 Loan No: 1004597267  
 Recording Date: July 28, 2008  
Recording No.: [20080728001587](#)

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

**SCHEDULE B**

(continued)

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

Amount: \$993,750.00  
Dated: April 15, 2019  
Trustor/Grantor: Gregory A Headrick and Jennifer A Headrick, husband and wife  
Trustee: Routh, Crabtree, Olsen, James Miersma  
Beneficiary: U.S. Bank National Association  
Recording Date: April 22, 2019  
[Recording No.: 20190422000198](#)

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:

LT. 8, BLK. 1, TIMBERLAND ADDITION, VOL. 52, PG 20  
[Tax Account No.: 865050-0040-07](#)

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

8822 SE 62nd St  
Mercer Island, WA 98040

**END OF SCHEDULE B**