

Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16
Email: CTISeattleBuilderUnit@ctt.com
Title No.: 0275772-16

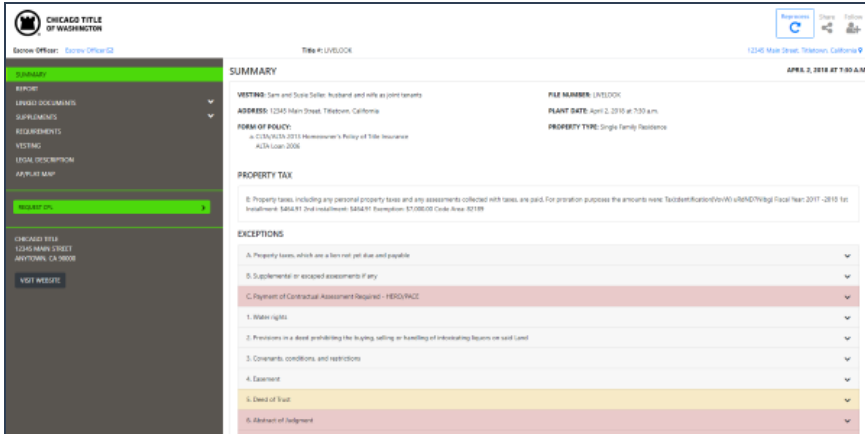
Property Address: 6805 SE 32nd St Mercer Island, WA 98040

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 application interface. The header includes the Chicago Title of Washington logo, a user profile for 'Ebonee O'Brien', and the title 'Title # LIVELOOK'. The main content area is divided into a left sidebar with navigation options (SUMMARY, REPORT, LINDS DOCUMENTS, SUPPLEMENTS, REQUIREMENTS, VESTING, LEGAL DESCRIPTION, APPLICABLE MAP) and a main panel. The main panel shows a 'SUMMARY' section with details: VESTING (Sam and Susan Miller, husband and wife as joint tenants), ADDRESS (1245 Main Street, Trabuco, California), FORM OF POLICY (A-CITL/SL/3213 Homeowner's Policy of Title Insurance ALA Loan 2006), FILE NUMBER (LIVELOOK), PLANT DATE (April 2, 2019 at 7:59 a.m.), and PROPERTY TYPE (Single Family Residence). Below this is a 'PROPERTY TAX' section with a note about taxes and assessments. The 'EXCEPTIONS' section lists several items, with 'C. Payment of Contractual Assessment Required - FERGUSON' highlighted in red, and '6. Deed of Trust' highlighted in yellow.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0275772-16

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Treehaven LLC, a Washington limited liability company

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
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

J.L. Jackson
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Seattle Builder / Unit 16 Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: (206)628-5623 Main Phone: (206)628-5623 Email: CTISeattleBuilderUnit@ctf.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.23

Effective Date: June 11, 2024 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:](#)

Treehaven 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): 935910-0325-04

PARCEL A, MERCER ISLAND SHORT PLAT NO. 82-06-11, RECORDED UNDER KING COUNTY [RECORDING NO. 8207279004](#), RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE 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 and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording No.: 3988560

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

Purpose: Landscape
Recording Date: July 13, 1982
[Recording No.:](#) [8207130695](#)
Affects: Portion of said premises

Modification and/or amendment by instrument(s):

[Recording No.:](#) [8211170409](#)
[Recording No.:](#) [8501100822](#)
[Recording No.:](#) [20050426002166](#)

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 the Plat of White & Nobles First Addition:

Recorded In: [Volume 3, Page 104](#)

4. 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 Mercer Island Short Plat No. MI-82-06-11:

[Recording No.:](#) [8207279004](#)

SCHEDULE B

(continued)

5. 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 Short Plat:

Recording No: [8408169001](#)

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:	2024
Tax Account Number:	935910-0325-04
Levy Code:	1031
Assessed Value-Land:	\$1,734,000.00
Assessed Value-Improvements:	\$918,000.00
General and Special Taxes:	Billed:\$18,264.32
	Paid: \$9,132.16
	Unpaid:\$9,132.16

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

Amount:	\$1,510,400.00
Dated:	March 28, 2016
Trustor/Grantor:	John D. Ford and Lora Reed Ford, husband and wife
Trustee:	Unionbanca Mortgage Corporation
Beneficiary:	MUFG Union Bank, N.A.
Loan No:	Not Disclosed
Recording Date:	April 1, 2016
<u>Recording No.:</u>	20160401000516

An assignment of the beneficial interest under said deed of trust which names:

Assignee:	Mortgage Electronic Registration Systems, Inc. ("MERS"), as Designated Nominee for MUFG Union Bank, N.A., Beneficiary of the Security instrument, its successors and assigns
Loan No.:	0009288427
Recording Date:	September 14, 2023
<u>Recording No:</u>	20230914000171

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:

PCL A, MERCERL ISLAND SHORT PLAT NO. 82-06-11, REC NO. 8207279004
Tax Account No.: [935910-0325-04](#)

SCHEDULE B
(continued)

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

6805 SE 32nd St
Mercer Island, WA 98040

END OF SCHEDULE B