

Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16
Email: CTISeattleBuilderUnit@ctt.com
Title No.: 0254494-16

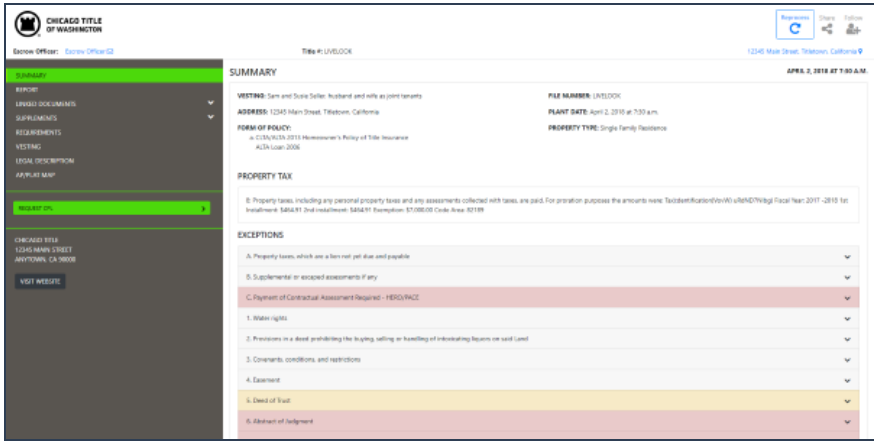
Property Address: 6020 94th Ave SE Mercer Island, WA 98040

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 address "1245 Main Street, Trabicon, California". The date and time are "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options (SUMMARY, REPORT, LINDS DOCUMENTS, SUPPLEMENTS, REQUIREMENTS, VIEWING, LEGAL DESCRIPTION, APPLICABLE MAP, and INSURATION) and a main content area. The main content area is titled "SUMMARY" and includes fields for "VESTING" (Sole and Survive Seller, Incidental and with all joint tenants), "ADDRESS" (1245 Main Street, Trabicon, California), "FORM OF POLICY" (A-CITL/SL/STL Homeowner's Policy of Title Insurance ALTA Loan 2008), "FILE NUMBER" (LIVELOOK), "PLANT DATE" (April 2, 2019 at 7:59 a.m.), and "PROPERTY TYPE" (Single Family Residence). Below the summary is a "PROPERTY TAX" section with a note about taxes and assessments. The "EXCEPTIONS" section lists several items, including "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:

0254494-16

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Harian Knotz

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:

Kathleen J Hall
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@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: March 28, 2023 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](#):

Hadrian J. Knotz and Sindhu M. Knotz, also shown of record as Hadrian Jonathan Knotz and Sindhu Madhavi Knotz, a married couple

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): 865120-0190-01

LOT 3, BLOCK 3, TIMBERLAND NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73 OF PLATS, PAGES 90 AND 91, IN 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. Release of Damage Agreement and the Terms and Conditions Thereof:

Between: Owners
And: King County
Recording Date: July 28, 1958
[Recording No.: 4926231](#)

Releasing King County from all future claims for damages resulting from the natural flow of surface water.

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric Transmission and/or Distribution Line
Recording Date: January 30, 1963
[Recording No.: 5537886](#)
Affects: The Description Contained Therein is not Sufficient to Determine Its Exact Location Within the property Herein Described.

The description contained therein is not sufficient to determine its exact location within the property herein described.

3. 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, 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 in the document

Recording Date: July 12, 1963
[Recording No.: 5608887](#)

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 the Plat of Timberland No. 7, recorded in Volume 73 of Plats, Pages 90 and 91:

[Recording No.: 5608453](#)

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 Survey:

[Recording No.: 20230227900010](#)

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:	2023
Tax Account No.:	865120-0190-01
Levy Code:	1031
Assessed Value-Land:	\$1,338,000.00
Assessed Value-Improvements:	\$785,000.00

General and Special Taxes:

Billed:	\$13,030.72
Paid:	\$0.00
Unpaid:	\$13,030.72

7. City, county or local improvement district assessments, if any.

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

Amount:	\$1,066,650.00
Dated:	August 7, 2020
Trustor/Grantor:	Hadrian Jonathan Knotz and Sindhu Madhavi Knotz, husband and wife
Trustee:	CW Tittle
Beneficiary:	Wells Fargo Bank, N.A.
Recording Date:	August 12, 2020
Recording No.:	20200812001243

9. 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:

LT 3, BLK 3, TIMBERLAND NO. 7
[Tax Account No.: 865120-0190-01](#)

SCHEDULE B
(continued)

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

6020 94th Ave SE
Mercer Island, WA 98040

END OF SCHEDULE B