

Commitment for Title Insurance

5775 Soundview Dr., Ste. 204B
Gig Harbor, WA 98335

Title Officer: Randi Elliott
Email: Randi.Elliott@ticortitle.com
Phone No.: (253)858-2999
File No.: 70219941

Property Address: 4226 85th Ave SE Mercer Island, WA 98040

Introducing Ticor Title 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 Ticor Title LiveLOOK report, Click Here](#)



The screenshot displays the Ticor Title LiveLOOK report interface. On the left is a blue sidebar with navigation options: SUMMARY, REPORT, READ REPORT, READ POLICY, READ FORM, ORDER LOANS, and MORTGAGE TRUST. The main content area is titled 'TICOR TITLE' and 'TITLE #LIVELOOKREPORT'. It shows a 'SUMMARY' section with the following details: VENDOR: Sam Soffer and Tessa Soffer, husband and wife as joint tenants; ADDRESS: 1245 Main Street, Tiburon, California; FORM OF POLICY: a CIPALN, In 2010 Homeowner's Policy of Title Insurance, ACIS Loan 2000; FILE NUMBER: #LIVELOOKREPORT; PLANT DATE: April 2, 2010 at 7:57 a.m.; PROPERTY TYPE: Single Family Residence. Below the summary is an 'EXCEPTIONS' section with a list of items, each with a dropdown arrow: A. Property taxes, which are to be paid per due and payable; B. Supplemental or encumbered assessments; C. Payment of Contractual Assessor's Required; HSDG FACE; 1. Water rights; 2. Provisions in a deed prohibiting the buying, selling or handling of intangible rights on said land; 3. Easements, conditions, and restrictions; 4. Easement; 5. Deed of Trust; 6. Abstract of Judgment; 7. Notice of Independent Solar Energy System Producer Contract; 8. Financing Statement; 9. If the land is within the area affected by a Geographic Targeting Order issued by the CFI.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:

Guarantee/Certificate Number:



70219941

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Ticor Title and Escrow

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.

Ticor Title Company
5775 Soundview Dr., Ste. 204B
Gig Harbor, WA 98335

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

John Bloomquist
Authorized Officer or Agent



Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Randi Elliott Ticor Title Company 5775 Soundview Dr., Ste. 204B Gig Harbor, WA 98335 Phone: 206-393-9812 Fax: 877-521-9938 Main Phone: (253)858-2999 Email: Randi.Elliott@ticortitle.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

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:](#)

Paul Sim and Ann Cheng, 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): 182405-9074-09

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 84TH AVENUE SOUTHEAST WITH THE NORTH LINE OF SOUTHEAST 44TH STREET, SAID POINT BEING 30.00 FEET EAST AND 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE 600.00 FEET, MORE OR LESS, TO THE WEST LINE OF 86TH AVENUE SOUTHEAST;

THENCE NORTH ALONG SAID WEST LINE 993.02 FEET;

THENCE WEST 135.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE WEST 135.00 FEET;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF 86TH AVENUE SOUTHEAST, 88.68 FEET;

THENCE EAST 135.00 FEET;

THENCE NORTH 88.68 FEET, TO THE TRUE POINT OF BEGINNING.

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. 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 No.: 182405-9074-09
Levy Code: 1031
Assessed Value-Land: \$1,096,000.00
Assessed Value-Improvements: \$559,000.00

General and Special Taxes:

Billed: \$11,405.10
Paid: \$5,702.55
Unpaid: \$5,702.55

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

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

Amount: \$1,936,000.00
Dated: February 4, 2022
Trustor/Grantor: Paul Sim and Ann Cheng, a married couple
Trustee: Rainier Title LLC.
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Finance of America Mortgage LLC
Loan No: 205990003209
Recording Date: February 11, 2022
[Recording No.:](#) [20220211000017](#)

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 OF NW 1/4 OF SEC 18-24-5E
Tax Account No.: 182405-9074-09

SCHEDULE B
(continued)

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

4226 85th Ave SE
Mercer Island, WA 98040

END OF SCHEDULE B