

## Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16  
Email: CTISeattleBuilderUnit@ctt.com  
Title No.: 0265625-16

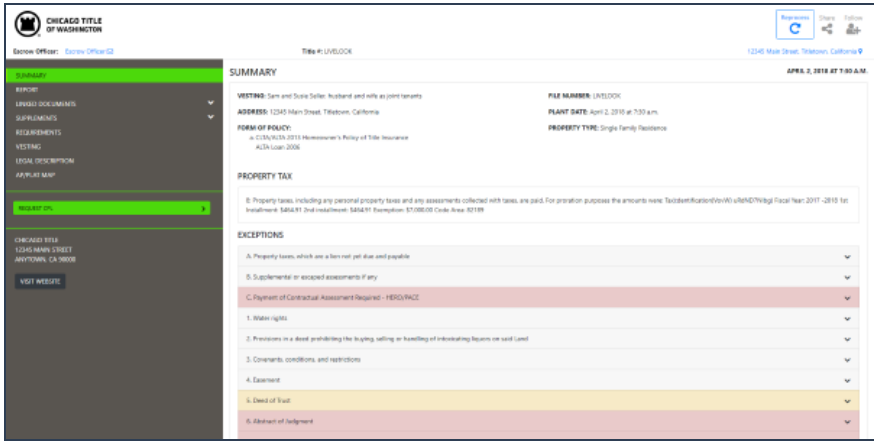
Property Address: 8441 SE 33rd Pl Mercer Island, WA 98040 END OF

## 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, the title "Title # LIVELOOK", and the address "1245 Main Street, Trabicon, California". The date and time "APR 2, 2019 AT 1:00 A.M." are shown in the top right. A navigation menu on the left lists options: SUMMARY (highlighted), REPORT, LINDS DOCUMENTS, SUPPLEMENTS, REQUIREMENTS, VESTING, LEGAL DESCRIPTION, and APPLICABLE MAP. The main content area is divided into sections: SUMMARY, PROPERTY TAX, and EXCEPTIONS. The SUMMARY section includes fields for VESTING (Sam and Susan Miller, husband and wife as 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). The PROPERTY TAX section states that property taxes, including any personal property taxes and any assessments collected with taxes, are paid. The EXCEPTIONS section lists various 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:

**0265625-16**

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

## GUARANTEES

Nathan Korpela

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@ctf.com

**SCHEDULE A**

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

Effective Date: November 20, 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:](#)

Nathan Korpela and Shaunna Wiens, 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

**For APN/Parcel ID(s):** 666680-0290-04

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LOT 29, PARKRIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78 OF PLATS, PAGES 29 AND 30, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN TRACT C, PARKRIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78 OF PLATS, PAGES 29 AND 30, 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, 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 Parkridge:  
  
[Recording No: 5965310](#)
2. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as disclosed in the Plat.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power and Light Company, a Washington corporation and Pacific Northwest Bell Telephone Company  
Purpose: Underground electric system and telephone system right-of-way  
Recording Date: July 19, 1965  
[Recording No.: 5914209](#)  
Affects: The exterior 5 feet adjacent and parallel to all road frontages of all lots; the exterior 2-1/2 feet adjacent and parallel to all side lot lines; also, the West 5 feet of Lots 8 and 9
4. Covenants, conditions, restrictions and easements 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 Date: December 15, 1965  
[Recording No.: 5966009](#)
5. Notice of Additional Tap or Connection Charges, and the terms and conditions thereof:  
  
Recording Date: December 6, 1977  
[Recording No.: 7712060812](#)
6. Indemnification and Hold Harmless Agreement, and the terms and conditions thereof:  
  
Recording Date: May 16, 2011  
[Recording No.: 20110516000440](#)

**SCHEDULE B**

(continued)

7. 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.: [666680-0290-04](#)  
 Levy Code: 1031  
 Assessed Value-Land: \$1,224,000.00  
 Assessed Value-Improvements: \$684,000.00

## General and Special Taxes:

Billed: \$11,712.95  
 Paid: \$11,712.95  
 Unpaid: \$0.00

8. A mortgage to secure an indebtedness as shown below

Amount: \$258,721.58  
 Dated: March 31, 2021  
 Mortgagor: Nathan R. Korpela and Shaunna K. Wiens, a married couple  
 Mortgagee: Richard A. and Harriet A. Korpela, a married couple  
 Recording Date: May 27, 2021  
Recording No.: [20210527000790](#)

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.

**END OF EXCEPTIONS****NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: 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 29, TGW UNDIV 1/3 INT IN TR C, PARKRIDGE  
Tax Account No.: [666680-0290-04](#)

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

8441 SE 33rd PI  
 Mercer Island, WA 98040

**END OF NOTES****END OF SCHEDULE B**