

Commitment for Title Insurance

Title Officer: Team Zeke
Email: TeamZeke@ctt.com
Title No.: 233670-SC

Property Address:

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 report interface. On the left is a navigation sidebar with a yellow header and menu items: SUMMARY, EXCEPTIONS, SUPPLEMENTS, VESTING, LEGAL DESCRIPTION, and APPLICABLE MAP. The main content area is titled 'SUMMARY' and includes the following information:

- VESTING:** Sam Seller and Gaea Seller, husband and wife as joint tenants
- ADDRESS:** 12345 Main Street, Trabicon, California
- FORM OF POLICY:** A-CIT/ALTA 2013 Homeowner's Policy of Title Insurance ALTA Loan 2005
- EXCEPTIONS:** A list of exceptions including:
 - A. Property taxes which are a lien not yet due and payable
 - B. Supplemental or assigned assessments, if any
 - C. Payment of Contract Assessment Required - NOTICE
 - 1. Water rights
 - 2. Precluded by a deed prohibiting the paying, selling or leasing of a floating lien on said land
 - 3. Easements, encumbrances, and restrictions
 - 4. Eminent domain
 - 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 CFTN

Additional details shown include: FILE NUMBER: 0311000001001, FILED DATE: April 2, 2019 at 7:07 am, PROPERTY TYPE: Single Family Residence, and a timestamp of APR 2, 2019 AT 7:00 AM.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



Guarantee/Certificate Number:

233670-SC

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

City of Mercer Island – Public Works

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:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Team Zeke
 Chicago Title Company of Washington
 701 5th Avenue, Suite 2700
 Seattle, WA 98104
 Main Phone: (206)628-5610
 Email: TeamZeke@ctt.com

SCHEDULE A

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

Effective Date: November 15, 2023 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:](#)

Water District No. 93, a municipal corporation

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

Lots 1 through 16, inclusive, Block 5, Lucas Heights, according to the plat thereof recorded in [Volume 17 of Plats Page 5](#), records of King County, Washington.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS

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

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution system
 Recording Date: May 11, 1976
Recording No.: [7605110487](#)
 Affects: Portion of said premises

2. Notice of Additional Tap or Connection Charges and the terms and conditions thereof:

Recording Date: December 6, 1977
Recording No.: [7712060812](#)

3. The property herein described is carried on the tax rolls as exempt. However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 445730-0325-02
 Levy Code: 1031

4. 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.: 445730-0325-02
 Levy Code: 1031
 Assessed Value-Land: Not disclosed
 Assessed Value-Improvements: Not disclosed

Special Taxes:

Billed: \$20.33
 Paid: \$20.33
 Unpaid: \$0.00

5. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at: <http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

SCHEDULE B

(continued)

6. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
7. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:
- Entitled: Memorandum of Lease
Lessor: City of Mercer Island
Lessee: Western PCS III Corporation
Recording Date: January 15, 1999
[Recording No.:](#) [9901150869](#)
8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:
- Entitled: Memorandum of Assignment and Assumption Agreement
Lessor: City of Mercer Island
Lessee: US West Wireless, L.L.C., a Delaware limited liability company
Recording Date: September 21, 2004
[Recording No.:](#) [20040921001096](#)
- Assignment of the Lessee's interest under said lease:
- Assignor: Qwest Wireless, L.L.C., a Delaware limited liability company
Assignee: Sprint Spectrum L.P., a Delaware limited liability company
Recording Date: September 21, 2004
[Recording No.:](#) [20040921001096](#)
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.
10. Right, title and interest of City of Mercer Island who appears on the County Assessor's tax rolls but has no present or prior interest in the Land.

END OF EXCEPTIONS

Note 1: 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:

Lots 1-16, Blk 5, Lucas Heights, Vol 17 Pg 5
Tax Account No.: 445730-0325-02

Note 2: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

SCHEDULE B

(continued)

Note 3: The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B