

Commitment for Title Insurance

Title Officer: Team Zeke
Email: TeamZeke@ctt.com
Title No.: 233669-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 yellow sidebar with navigation options: SUMMARY, EXCEPTIONS, SUPPLEMENTS, VESTING, LEGAL DESCRIPTION, and APPLICABLE MAP. The main content area shows a SUMMARY section with the following details:

- VESTING:** Sam Seller and Gaea Seller, husband and wife as joint tenants
- ADDRESS:** 12345 Main Street, Trabuco, California
- FORM OF POLICY:** A-CIT/ALTA 2013 Homeowner's Policy of Title Insurance, ALTA Loan 2005
- EXCEPTIONS:** A. Property taxes which are a lien not yet due and payable; B. Supplemental or assigned assessments; C. Payment of Contract Assessment Required; 1. Water rights; 2. Precluded by a deed prohibiting the paying, selling or leasing of a Easement Rights on said Land; 3. Easement, easements, and encroachments; 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 fields include FILE NUMBER (233669-SC), FILE DATE (April 2, 2019 at 7:07 am), and PROPERTY TYPE (Single Family Residence). The date and time shown is APR 2, 2019 AT 7:00 AM.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Guarantee/Certificate Number:

233669-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:](#)

City of Mercer Island, 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

The northwest quarter of the southwest quarter of Section 19, Township 24 North, Range 5 East, W.M., in King County, Washington;
Except road.

SCHEDULE B

GENERAL EXCEPTIONS

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

SPECIAL EXCEPTIONS

1. City of Mercer Island Ordinance No. 218 and the terms and conditions thereof:

Recording Date: May 26, 1970
[Recording No.:](#) [6654239](#)

2. 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 Date: February 2, 1971
[Recording No.:](#) [7102020513](#)

3. Terms and conditions, if any, of Park Purchase Agreement dated June 22, 1970 between King County and the City of Mercer Island, as disclosed by Statutory Warranty Deed recorded under [Recording Number 7102020513](#).

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

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

5. 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: June 25, 1985
[Recording No.:](#) [8506250792](#)
Affects: Portion of said premises

6. 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.: 192405-9013-02
Levy Code: 1031

SCHEDULE B

(continued)

7. 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.: 192405-9013-02
 Levy Code: 1031
 Assessed Value-Land: Not disclosed
 Assessed Value-Improvements: Not disclosed

Special Taxes:

Billed: \$35.37
 Paid: \$35.37
 Unpaid: \$0.00

8. 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.

9. 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.
10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Master Prepaid Lease and Management Agreement
 Lessor: City of Mercer Island
 Lessee: VoiceStream PCS III Corporation (dba T-Mobile USA Inc.)
 Recording Date: June 21, 2016
Recording No.: [20160621000918](#)

11. An unrecorded sublease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Master Prepaid Lease and Management Agreement
 Sublessor: T-Mobile West Tower LLC, a Delaware limited liability company
 Sublessee: CCTMO LLC, a Delaware limited liability company
 Recording Date: June 21, 2016
Recording No. [20160621000918](#)

12. 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

SCHEDULE B
(continued)

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:

NW1/4 SW1/4, SEC 19-24-5E
Tax Account No.: 192405-9013-02

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.

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