

## Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16  
Email: CTISeattleBuilderUnit@ctt.com  
Title No.: 0175254-16

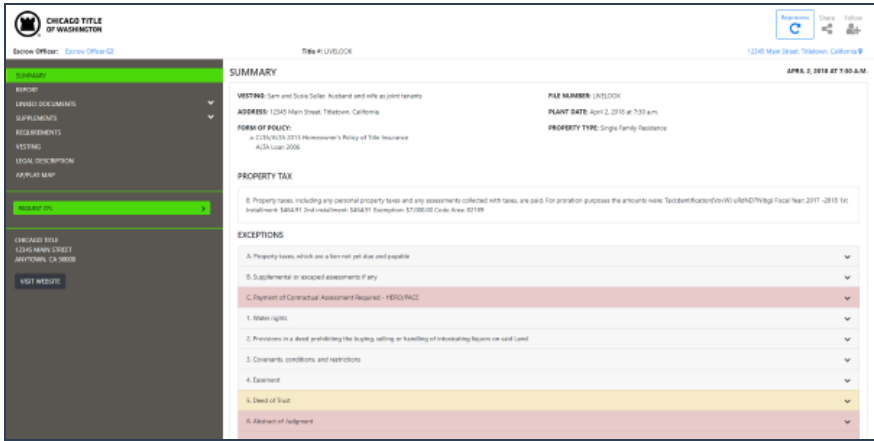
Property Address: 3887 W. Mercer Way Mercer Island, WA 98040 END OF

### 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 interface. The header includes the Chicago Title of Washington logo, the title number 'Title #: LIVELOOK', and the property 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 like 'SUMMARY', 'REPORTS', 'LIVELOOK DOCUMENTS', 'SUPPLEMENTS', 'REQUIREMENTS', 'LIVELOOK', 'LEGAL DESCRIPTION', and 'APPLY FOR MAP'. The main content area shows a 'SUMMARY' section with fields for 'VESTING' (Sole and Survive Seller, Notland 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 2006), '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 and an 'EXCEPTIONS' section with a list of items: '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:

**0175254-16**  
**Revision 2nd Guarantee**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

Levy, Von Beck and Comstock, their successors and/or assigns

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:

President

Attest:

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	\$35.35

Effective Date: April 6, 2020 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:](#)

Frank Aikens Close and Terri Latchem Close, 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): 362350-0361-03**

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LOT 9, BLOCK B, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTHEASTERLY 240 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVENUE SE ADJOINING, AS WOULD ATTACH BY OPERATION OF LAW, VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON.

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, 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 Island Park:

Recording No.: [409502](#)

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

Granted to: Mercer Island Sewer District  
Purpose: Sewer pipeline  
Recording Date: August 4, 1959  
Recording No.: [5064118](#)  
Affects: Portion of said premises

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

Purpose: Utilities  
Recording Date: February 13, 1990  
Recording No.: [9002131369](#)  
Affects: Portion of said premises

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

Purpose: Sewer  
Recording Date: March 8, 1990  
Recording No.: [9003080279](#)  
Affects: Portion of said premises

**SCHEDULE B**

(continued)

5. 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: Electrical facilities  
 Recording Date: April 30, 1990  
Recording No.: [9004301417](#)  
 Affects: Portion of said premises

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

Purpose: Access and utilities  
 Recording Date: July 18, 2017  
Recording No.: [20170718001174](#)  
 Affects: Portion of said premises

7. Indemnification and hold harmless agreement, and the terms and conditions thereof;

Recording Date: October 3, 2017  
Recording No.: [20171003001291](#)

8. Question of location of lateral boundaries of said second class tidelands or shorelands.

9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

10. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.

11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

**SCHEDULE B**

(continued)

13. 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: 2020  
 Tax Account Number: 362350-0361-03  
 Levy Code: 1031  
 Assessed Value-Land: \$2,235,000.00  
 Assessed Value-Improvements: \$1,109,000.00

General and Special Taxes: Billed: \$26,412.81  
 Paid: \$0.00  
 Unpaid: \$26,412.81

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

Amount: \$845,000.00  
 Dated: March 20, 2013  
 Trustor/Grantor: Frank Aikens Close, a married Person and Terri Latchem Close, a married Person  
 Trustee: Northwest Trustee Services LLC  
 Beneficiary: Wells Fargo Bank, N.A.  
 Loan No:  
 Recording Date: March 27, 2013  
Recording No.: [20130327002093](#)

15. Easements and conditions reserved in City of Mercer Island Ordinance no. 17-16

Recording Date: August 16, 2017  
Recording No.: [20170816000571](#)

**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:

Ptn LT 9, BLK B, REPLAT OF ISLAND PARK  
Tax Account No.: [362350-0361-03](#)

**SCHEDULE B**

(continued)

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

3887 W. Mercer Way  
Mercer Island, WA 98040

**END OF NOTES**

**END OF SCHEDULE B**