

Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16
Email: CTISeattleBuilderUnit@ctt.com
Title No.: 0179833-16

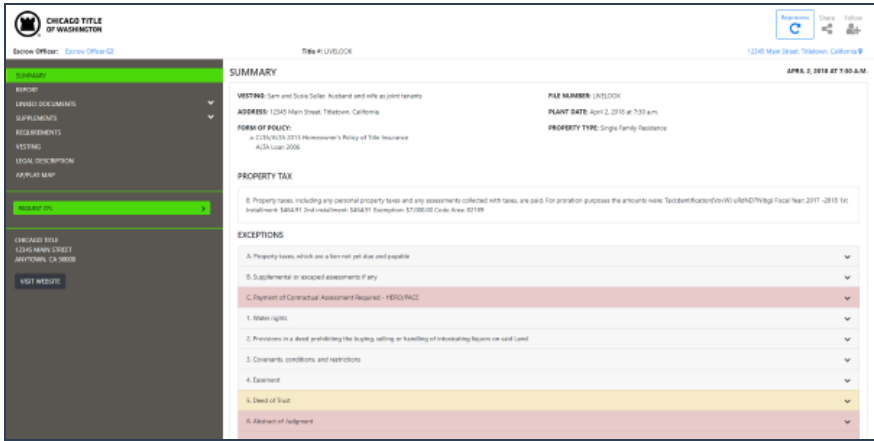
Property Address: 7615 E Mercer WY Mercer Island, WA 98040 END OF

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 "1246 Main Street, Trabicon, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options (SUMMARY, REPORT, LINDS DOCUMENTS, SUPPLEMENTS, REQUIREMENTS, HISTORY, LEGAL DESCRIPTION, APPLICABLE MAP) and a main content area. The main content area is titled "SUMMARY" and includes fields for "VESTING" (Sole and Survive Seller, Incidental and with all joint tenants), "ADDRESS" (1246 Main Street, Trabicon, California), "FORM OF POLICY" (A-CITL/SL/SJ-2013 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 with a note about taxes and assessments. The "EXCEPTIONS" section lists several items, including "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:

0179833-16
Revision 2nd Guarantee

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Core Design, Inc., thier 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:

Kathleen J Hall
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Randy Quirk, 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@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.35

Effective Date: March 10, 2021 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:](#)

Derek L. Cheshire and Eileen L. Cheshire, 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): 302405-9036-00

THE NORTH 148.375 FEET OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY;

EXCEPT THE WEST 1000 FEET;

ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY.

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. Notice of possible (present or future) tap or connection charges levied, or to be levied, as set forth below:

Levied by: Mercer Island
Recording Date: December 6, 1977
[Recording No.: 7712060812](#)

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

Granted to: Qwest Corporation, a Colorado Corporation
Purpose: To construct, reconstruct, modify, change, add to, operate, maintain, and remove such telecommunication facilities, electrical facilities and gas facilities and appurtenances
Recording Date: June 19, 2001
[Recording No.: 20010619000890](#)
Affects: Portion of said premises

Said instrument includes a temporary easement over a strip of Land 10 feet wide on the West side of, and a strip of Land 10 feet wide on the East side of said easement

3. 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 Survey:

[Recording No.: 20160421900001](#)

4. Affidavit in Support of Accessory Dwelling Unit Permit, and the terms and conditions thereof:

Recording Date: August 1, 2016
[Recording No.: 20160801000054](#)

5. Indemnification and hold harmless agreement, and the terms and conditions thereof:

Recording Date: May 21, 2018
[Recording No.: 20180521000823](#)

SCHEDULE B

(continued)

6. 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: 2021
 Tax Account Number: 302405-9036-00
 Levy Code: 1031
 Assessed Value-Land: \$1,628,000.00
 Assessed Value-Improvements: \$411,000.00

General and Special Taxes: Billed: \$16,327.17
 Paid: \$0.00
 Unpaid: \$16,327.17

7. This item intentionally deleted

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

Amount: \$1,454,000.00
 Dated: October 10, 2020
 Trustor/Grantor: Derek Lee Cheshire and Eileen Lynch Cheshire, husband and wife
 Trustee: Fidelity National Title Insurance Company
 Beneficiary: Finance of American Mortgage LLC
 Loan No.: 20110010562
 Recording Date: October 16, 2020
Recording No.: [20201016000899](#)

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. GOVT LT 5 & 6, SEC 30-24-5E, W.M.
 Tax Account No.: 302405-9036-00

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

7615 E Mercer WY
 Mercer Island, WA 98040

END OF NOTES**END OF SCHEDULE B**