

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0138698-ETU

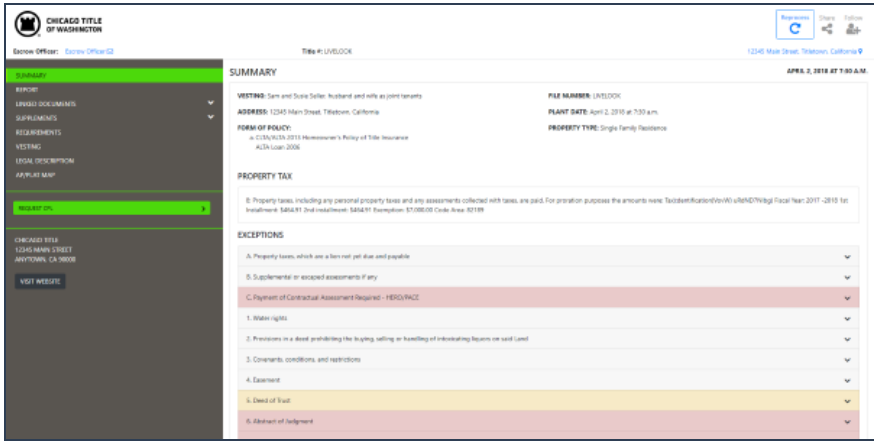
Property Address: 8813 SE 44th St Mercer Island, WA 98040

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, a user profile for 'Estate Officer: Evelyn Olan', and navigation links for 'Home', 'Sign In', and 'Logout'. The main content area is titled 'Title # LIVELOOK' and shows a 'SUMMARY' section with the following details:

- VESTING:** Sam and Sara Seller, husband and wife as joint tenants
- ADDRESS:** 1246 Main Street, Tiburon, 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.
- PROPERTY TYPE:** Single Family Residence

Below the summary is a 'PROPERTY TAX' section with a note: 'B. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were TaxIdentificationNo(V) when/Thru Fiscal Year: 2017-2019 for Installment \$484.81 2nd installment: \$484.81 Exemption: \$7,000.00 Code Area: 92189'. The 'EXCEPTIONS' section lists several items, with 'C. Payment of Contractual Assessment Required - FERGUSON' highlighted in red, and '6. Deed of Trust' highlighted in yellow. A sidebar on the left contains navigation options: 'SUMMARY', 'REPORT', 'LINKED DOCUMENTS', 'SUPPLEMENTS', 'REQUIREMENTS', 'VESTING', 'LEGAL DESCRIPTION', 'APPLICABLE MAP', and 'INSURATION'. The bottom of the sidebar shows the company address: 'CHICAGO TITLE, 1246 MAIN STREET, ANYTOWN, CA 98008' and a 'VISIT WEBSITE' button.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0138698-ETU - SECOND
(Amended)**

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

LDC, Inc The Civil Engineering Group

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
10500 NE 8th St., Suite 600
Bellevue, WA 98004

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 10500 NE 8th St., Suite 600 Bellevue, WA 98004 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.00

Effective Date: October 26, 2020 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:](#)

Odysseus George Constantine and Kay M. Constantine, Trustees, or their successors in interest, of the Constantine Living Trust dated May 9, 2013

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 NORTH 30 FEET OF THE EAST ½ OF LOT 9; AND THE EAST ½ OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

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 Vitus Schmid's East Seattle Acre Tracts:

[Recording No: 78513](#)

2. Access Easement Agreement, and the terms and conditions thereof:

Executed by: Anne W. McTavish, an individual and Odysseus George Constantine and Kay Marie Constantine, husband and wife

Recording Date: October 2, 2019

[Recording No.: 20191002001241](#)

3. 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):

[Tax Account No.:](#) 759810-0191-00

Levy Code: 1031

Assessed Value-Land: \$1,067,000.00

Assessed Value-Improvements: \$10,000.00

General and Special Taxes:

Billed: \$8,518.33

Paid: \$8,518.33

Unpaid: \$0.00

4. 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.
5. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

SCHEDULE B
(continued)

NOTES:

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. OF LTS. 9 & 10, BLK. 8, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS
[Tax Account No.: 759810-0191-00](#)

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

8813 SE 44th St
Mercer Island, WA 98040

END OF SCHEDULE B