

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0217515-ETU

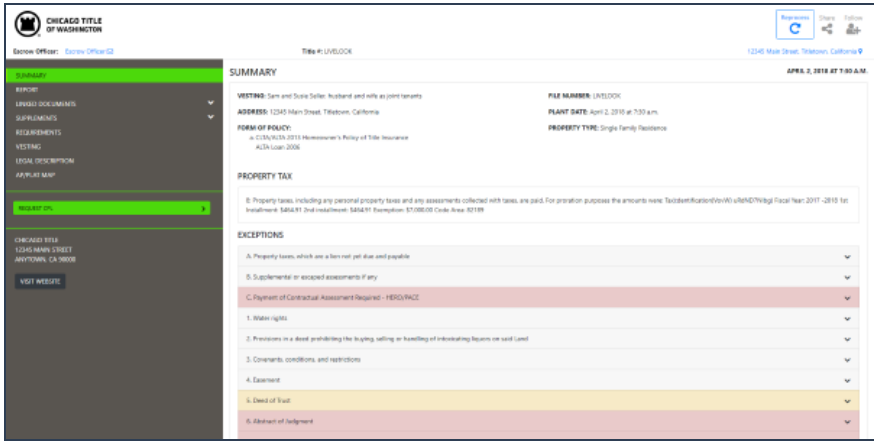
Property Address: 4719 86th Avenue Southeast Mercer Island, WA 98040

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 O'Brien', and the title 'Title #: LIVELOOK'. The main content area is divided into a left sidebar with navigation options (SUMMARY, REPORT, LINDS DOCUMENTS, SUPPLEMENTS, REQUIREMENTS, VESTING, LEGAL DESCRIPTION, APPLICABLE MAP) and a main panel. The main panel shows a 'SUMMARY' section with details: VESTING (Sole and Survive Seller, Incumbent and heirs as joint tenants), ADDRESS (1245 Main Street, Trabuco, 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 this 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; 6. Abstract of Judgment.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0217515-ETU - SECOND

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Design Built Homes

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
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

Nathan Warwick
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

SCHEDULE A

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

Effective Date: February 24, 2022 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:](#)

Design Built Homes LLC, a Washington limited liability company

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): 759810-0420-03

THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

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, encroachments, 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 Vitus Schmid's East Seattle Acre Tracts:

[Recording No: 78513](#)

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: May 16, 1972

[Recording No.: 7205160582](#)

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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:	759810-0420-03
Levy Code:	1031
Assessed Value-Land:	\$1,704,000.00
Assessed Value-Improvements:	\$475,000.00

General and Special Taxes:	Billed: \$17,446.42
	Paid: \$8,723.21
	Unpaid: \$8,723.21

SCHEDULE B

(continued)

5. 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: 2022
Tax Account No.: [759810-0420-03](#)
Levy Code: 1031
Assessed Value-Land: \$1,789,000.00
Assessed Value-Improvements: \$679,000.00

General and Special Taxes:

Billed: \$18,178.88
Paid: \$0.00
Unpaid: \$18,178.88

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. Any rights, interests, or claims of parties in possession of the Land not shown by the public records.

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:

Lot(s): Ptn. Lots 1 and 2 Unit(S): Block: 13 Vitus Schmid's East Seattle Acre Tracts; Vol. 7/76
Tax Account No.: [759810-0420-03](#)

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

4719 86th Avenue Southeast
Mercer Island, WA 98040

END OF SCHEDULE B