

## Commitment for Title Insurance

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0263151-ETU

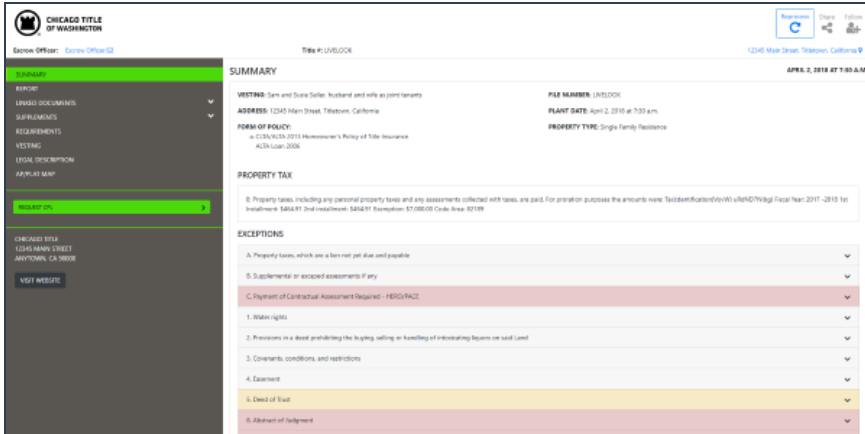
Property Address: 2424 74th Ave SE Mercer Island, WA 98040

## 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. On the left is a navigation menu with options like 'SUMMARY', 'REPORTS', 'LIVELOOK DOCUMENTS', 'SUPPLEMENTS', 'REQUIREMENTS', 'VERIFYING', 'LEGAL DESCRIPTION', and 'APPLICABLE MAPS'. The 'SUMMARY' section is active. The main content area shows a 'SUMMARY' section with fields for 'VESTING' (Sole and Survive Seller, Husband and wife as joint tenants), 'ADDRESS' (1245 Main Street, Tiburon, 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 this is a 'PROPERTY TAX' section with a note about taxes and assessments. The 'EXCEPTIONS' section lists several items, with 'C. Payment of Contractual Assessment Required - FERGUSON' highlighted in red and 'D. Deed of Trust' highlighted in yellow.

**Effortless, Efficient, Compliant, and Accessible**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0263151-ETU**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

2424 74th LLC

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: September 15, 2023 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](#):

Blair D. Hanson, as a separate estate

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): 531510-0460-00**

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THAT PORTION OF LOTS 2 AND 3, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WEST 110 FEET OF THE SOUTH 62.33 FEET OF LOT 2, AND THE WEST 110 FEET OF THE NORTH 14.95 FEET OF LOT 3, OF SAID MCGILVRA'S ISLAND ADDITION.

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, 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 the Plat of McGilvra's Island Addition:

Recording No:            520803

2. Side Sewer Easement, and the terms and conditions thereof:

Recording Date:            February 10, 1959

Recording No.:            4995706

Width:                      4 feet

Affects:                     An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

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

Purpose:                      Sewer

Recording Date:            April 18, 2017

Recording No.:            20170418000993

Affects:                     Reference is hereby made to document for full particulars

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:                         2023

Tax Account Number:      531510-0460-00

Levy Code:                 1031

Assessed Value-Land:     \$1,097,000.00

Assessed Value-Improvements: \$792,000.00

General and Special Taxes:    Billed: \$11,596.45

    Paid: \$11,596.45

    Unpaid: \$0.00

5. 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.

**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 LT(S) 2 & 3, BLK 6, MCGILVRA'S ISLAND ADDN

[Tax Account No.: 531510-0460-00](#)

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

2424 74th Ave SE  
Mercer Island, WA 98040

**END OF SCHEDULE B**