

Prelim Title Report

Title Officer:
Email:
Title No.: 0144086-ETU

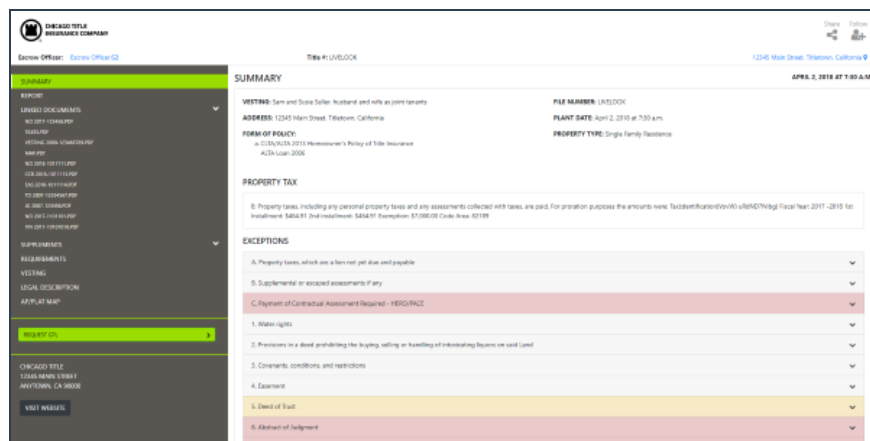
Property Address: 4150 Boulevard Place Mercer Island, WA 98040

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 top navigation bar includes the Chicago Title logo, the user's name 'Dorcas Officer', and the title number '0144086-ETU'. The main content area is titled 'Title # LIVELOOK' and shows a 'SUMMARY' section. Key details include the vesting information ('Sole and Surv. Seller, Husband and wife as joint tenants'), the address ('1245 Main Street, Trabuco, California'), the policy number ('4-0154/515-0113 Homeowner's Policy of Title Insurance'), and the policy type ('Single Family Residence'). A 'PROPERTY TAX' section notes that taxes are paid in advance. An 'EXCEPTIONS' section lists various items such as 'Water rights', 'Provisions in a deed', and 'Abstract of Judgment'. The interface is clean and professional, with a dark sidebar on the left for navigation.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0144086-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Alexandra Boyle

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:

Chicago Title Company of Washington
 10500 NE 8th St., Suite 600
 Bellevue, WA 98004
 Main Phone: (425)646-9883

SCHEDULE A

Liability	Premium	Tax
\$0.00	\$0.00	\$0.00

Effective Date: February 15, 2019 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](#):

Charles Y. Lee and Alexandra M. Boyle, Trustees of the Lee-Boyle Family Revocable Trust dated November 23, 2009

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

THAT PORTION OF TRACT 14 IN REPLAT OF ISLAND PARK, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13 OF PLATS ON PAGE 58 IN KING COUNTY, WASHINGTON, AS DESCRIBED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14-2-18504-9, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SOUTHEAST 42ND STREET RIGHT-OF-WAY, FORMERLY FRANKLIN AVENUE, WITH THE SOUTHEASTERLY LINE OF 78TH AVENUE SOUTHEAST RIGHT-OF-WAY, FORMERLY WALTHEW AVENUE;

THENCE EASTERLY, ALONG SAID NORTHERLY LINE OF SOUTHEAST 42ND STREET, A DISTANCE OF 426 FEET TO A POINT 600 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 14;
THENCE NORTH 00°07'07" EAST A DISTANCE OF 172.23 FEET, MORE OR LESS, TO THE CENTER LINE OF A CREEK WHICH IS THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°7'07" EAST A DISTANCE OF 211.77 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WALTHEW AVENUE;
THENCE SOUTH 49°01'56" WEST, ALONG SAID SOUTHEASTERLY LINE OF WALTHEW AVENUE, A DISTANCE OF 132.68 FEET;
THENCE SOUTH 00°07'07" WEST 148 FEET MORE OR LESS TO THE CENTER LINE OF SAID CREEK;
THENCE EASTERLY, ALONG THE CENTER LINE OF SAID CREEK, TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF LOT "C" OF SHORT PLAT BY J. BENJ. HAYES & ASSOCIATES CIVIL ENGINEER AND LAND SURVEYOR DATED SEPTEMBER 28, 1949, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY CORNER OF SAID LOT "C";
THENCE SOUTH 47°51'00" WEST, ALONG THE NORTHERLY LINE OF 78TH AVENUE SOUTHEAST RIGHT-OF-WAY, A DISTANCE OF 10.20 FEET;
THENCE SOUTH 08°42'04" EAST A DISTANCE OF 50.35 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT "C";
THENCE NORTH 00°03'12" WEST, ALONG THE EASTERLY LINE OF SAID LOT "C" A DISTANCE OF 56.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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 Survey of Record:

Recording No: [20160418900028](#)

2. Indemnification and Hold Harmless Agreement, and the terms and provisions thereof:

Recording Date: April 2, 2013

Recording No.: [20130402000715](#)

3. Indemnification and Hold Harmless Agreement, and the terms and provisions thereof:

Recording Date: October 19, 2016

Recording No.: [20161019000302](#)

4. Any question that may arise due to shifting and changing in the course or boundaries of Unnamed Creek.

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:	2019
Tax Account Number:	362350-0174-00
Levy Code:	1031
Assessed Value-Land:	\$982,000.00
Assessed Value-Improvements:	\$0.00

General and Special Taxes:	Billed: \$7,389.22
	Paid: \$0.00
	Unpaid: \$7,389.22

6. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.

SCHEDULE B

(continued)

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

Amount: \$1,875,000.00
Dated: December 28, 2017
Trustor/Grantor: Charles Y. Lee and Alexandra M. Boyle, Trustees of The Lee-Boyle Family Revocable Trust dated November 23, 2009 as amended
Trustee: Fidelity National Title Insurance Company
Beneficiary: First Republic Bank
Loan No: 14-594894-8
Recording Date: January 10, 2018
[Recording No.:](#) [20180110001115](#)

8. A financing statement as follows:

Debtor: Charles Y. Lee and Alexandra M. Boyle, Trustees of The Lee-Boyle Family Revocable Trust dated November 23, 2009 as amended
Secured Party: First Republic Bank
Recording Date: May 22, 2018
[Recording No.:](#) [20180522000226](#)

9. A judgment, for the amount shown below, and any other amounts due:

Amount: \$3,202.00
Against: Charles Lee
In Favor of: 2211 South Star Lake DBA Club Palisades
Date entered: May 6, 2009
Judgment No.: 09-9-18266-9
Superior Court Case No.: 09-2-09951-1 KNT
Attorney for Creditor: Howard Joseph Marcus

Said judgment partially Satisfied with amount \$80.00 and same as recorded in court records on December 28, 2009

Note: The effect of said matter(s) depends upon the identity of the debtor.

10. A judgment, for the amount shown below, and any other amounts due:

Amount: \$8,977.16
Against: Charles Lee
In Favor of: Citibank South Dakota
Date entered: December 21, 2010
Judgment No.: 10-9-36478-7
Superior Court Case No.: 10-2-43165-9
Attorney for Creditor: Suttell & Hammer

Said judgment as recorded on February 10, 2011 under [Recording No. 20110210000312](#)

Note: The effect of said matter(s) depends upon the identity of the debtor.

SCHEDULE B

(continued)

11. 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.

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 TRACT 14, REPLAT OF ISLAND PARK, VOL. 13, PG 58
Tax Account No.: 362350-0174-00

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

4150 Boulevard Place
Mercer Island, WA 98040

END OF SCHEDULE B