

Commitment for Title Insurance

Title Officer: Builder Unit
Email: evebuilder@ctt.com
Title No.: 500129549

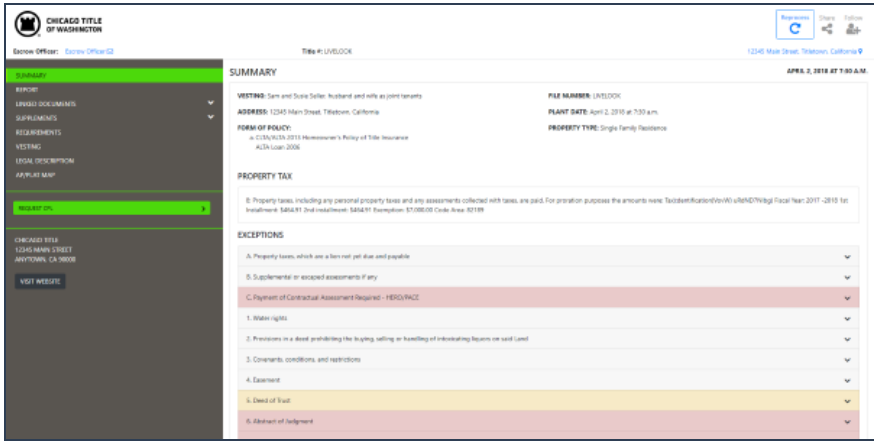
Property Address:

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 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:** Seller and Buyer Seller, Individual and with joint tenants
- ADDRESS:** 12345 Main Street, Tiburon, California
- FORM OF POLICY:** A-CITL/SL/STL Homeowner's Policy of Title Insurance ALTA Loan 2008
- FILE NUMBER:** LIVELOOK
- PLANT DATE:** April 2, 2019 at 7:59 a.m.
- PROPERTY TYPE:** Single Family Residence

Below the summary, there are sections for 'PROPERTY TAX' and 'EXCEPTIONS'. 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.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500129549
Amendment 1**

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

West Alliance

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
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Brent Aune
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$100.00	\$350.00	\$34.30

Effective Date: August 22, 2022 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:](#)

Kechien Yang and Jennifer Hsiao, a married couple

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):** [005506-000-012-00](#), [005506-000-013-00](#) and [300521-003-147-00](#)

PARCEL A:

LOTS 12 AND 13, QUILCEDA TERRACE ADD, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 14 OF PLATS, PAGE 3](#), IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°48'48" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 329.81 FEET;
THENCE NORTH 1°17'34" WEST FOR 166.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ON SAME STRAIGHT LINE NORTH 1°17'34" WEST FOR 182.53 FEET;
THENCE SOUTH 89°50'41" WEST FOR 597.21 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF PACIFIC HIGHWAY RIGHT OF WAY;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1980.1 FEET AND CONSUMING AN ANGLE OF 1°33'35" FOR AN ARC DISTANCE OF 51.18 FEET;
THENCE SOUTH 1°24'30" EAST FOR 131.35 FEET;
THENCE NORTH 89°50'41" EAST FOR 597.51 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 196 FEET THEREOF;

(ALSO KNOWN AS PARCEL 1 OF BOUNDARY LINE ADJUSTMENT NUMBER 01-005, RECORDED UNDER AUDITOR'S FILE NUMBER 200112105004 EXCEPT THE WEST 115.82 FET THEREOF.)

TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER, ALONG AND ACROSS THE EAST 20 FEET OF LOT 13, UNDER AUDITOR'S [FILE NO. 1046458](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AS DISCLOSED UNDER AUDITOR'S [FILE NO. 200111200502](#).

(ALSO KNOW AS NEW PARCEL 2 OF BOUNDARY LINE ADJUSTMENT FILE NO. BLA21-011, RECORDED UNDER AUDITOR'S [FILE NO. 202201245004](#).)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.
2. 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 Short Plat No. 87-011:

[Recording No: 8708120277](#)

3. 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 Short Plat No. 89-010:

[Recording No: 8908020407](#)

4. 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 Survey:

[Recording No: 9512285011](#)

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

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution line
Recording Date: January 6, 1986
[Recording No.: 8601060197](#)
Affects: Lot 11

6. Annexation Covenant, and the terms and conditions thereof:

Recording Date: June 13, 1988
[Recording No.: 8806130074](#)
Affects: Lot 12

SCHEDULE B
(continued)

7. 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 City of Marysville Boundary Line Adjustment No. 01-005:

[Recording No: 200112105004](#)

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

Granted to: Roy J. Thorsen and Ann Thorsen, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 20, 2001
[Recording No.: 200111200502](#)
Affects: The east 20 feet of Lot 13

9. 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 Boundary Line Adjustment No. BLA21-011:

[Recording No: 202201245004](#)

10. City, county or local improvement district assessments, if any.

11. 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.

12. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B