

## Commitment for Title Insurance

Title Officer: Builder Unit  
Email: evebuilder@ctt.com  
Title No.: 500144379

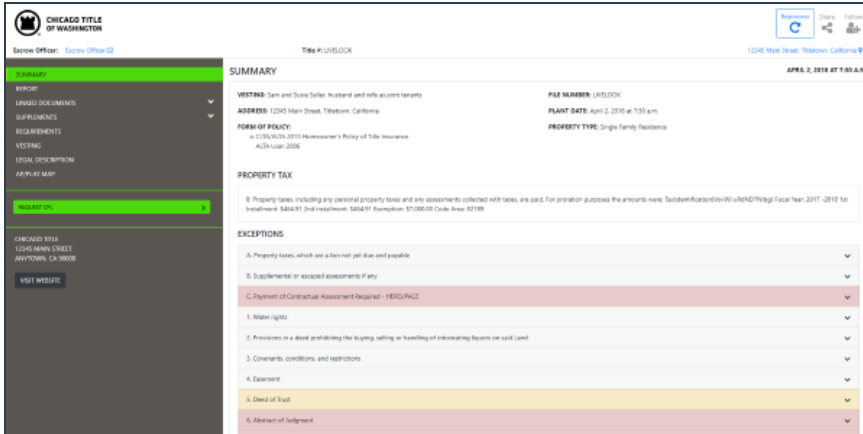
Property Address: 7312 53rd Avenue Northeast Marysville, WA 98270-4044 END OF

## 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, the title "Title # LIVELOOK", and the address "1246 Main Street, Trabicon, California". The date and time are shown as "APR 2, 2019 AT 1:00 AM". The interface is divided into several sections:

- Summary:** Includes fields for "VESTING: Sam and Susie Seller, husband and wife as joint tenants", "ADDRESS: 1246 Main Street, Trabicon, California", "FORM OF POLICY: A-CITL/SL/STL Homeowner's Policy of Title Insurance ALA Loan 2008", "FILE NUMBER: LIVELOOK", "PLANT DATE: April 2, 2019 at 7:59 a.m.", and "PROPERTY TYPE: Single Family Residence".
- PROPERTY TAX:** A section with a red background containing text about property taxes and assessments.
- EXCEPTIONS:** A list of exceptions with expandable dropdown menus, including:
  - 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:

**500144379**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

Todd Duitsman and Tammi Duitsman, husband and wife

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:

Kristy Jeglum  
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
\$1,000.00	\$350.00	\$34.65

Effective Date: July 7, 2023 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](#):

Todd Duitsman and Tammi Duitsman, husband and wife

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):** [005933-000-003-00](#)

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LOTS 3 AND 4 OF SUTHERLAND HALF ACRE TRACTS, RECORDED ON PAGE 6, VOLUME 12 OF PLATS,  
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, 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 Sutherland Half Acre Tracts:

[Recording No: 783672](#)

2. 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 No.:	005933-000-003-00
Levy Code:	00511
Assessed Value-Land:	\$370,000.00
Assessed Value-Improvements:	\$186,300.00

## General and Special Taxes:

Billed:	\$3,329.12
Paid:	\$1,664.56
Unpaid:	\$1,664.56

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

Amount:	\$579,600.00
Dated:	August 18, 2022
Trustor/Grantor:	Todd Duitsman and Tammi Duitsman, husband and wife
Trustee:	Chicago Title Company
Beneficiary:	Mortgage Electronic Registration Systems, Inc., solely as nominee for Finance of America Mortgage LLC
Loan No:	205930001554
Recording Date:	August 19, 2022
<a href="#">Recording No.:</a>	<a href="#">202208190417</a>

**END OF EXCEPTIONS**

**SCHEDULE B**  
(continued)**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: 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:

LT(S) 3 & 4, SUTHERLAND HALF ACRE TRACTS, SNOHOMISH COUNTY, WA  
Tax Account No.: 005933-000-003-00

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

7312 53rd Avenue Northeast  
Marysville, WA 98270-4044

**END OF NOTES****END OF SCHEDULE B**