

## Commitment for Title Insurance

Title Officer: Commercial Unit  
Email: Everett.CU@ctt.com  
Title No.: 500140332

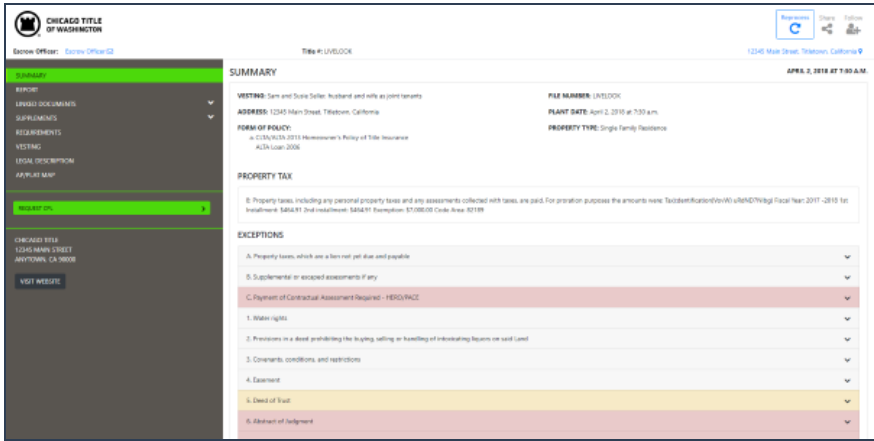
Property Address:

### 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 application 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:** Sam and Susie Siller, husband and wife as joint tenants
- ADDRESS:** 1246 Main Street, Tiburon, California
- FORM OF POLICY:** A-CITL/SL/ST13 Homeowner's Policy of Title Insurance ALTA Loan 2006
- FILE NUMBER:** LIVELOOK
- PLANT DATE:** April 2, 2019 at 7:59 a.m.
- PROPERTY TYPE:** Single Family Residence

Below the summary is a 'PROPERTY TAX' section with a note: 'B. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were TaxIdentificationNo(W) whenTbkg Fiscal Year: 2017-2018 for Installment \$484.81 2nd installment: \$484.81 Exemption: \$7,000.00 Code Area: 92189'.

The 'EXCEPTIONS' section lists several items, with some highlighted in red and yellow:

- 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:

**500140332**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

Undi Development LLC, a Washington limited liability company

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:

Lee Kessler  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Commercial Unit  
 Chicago Title Company of Washington  
 3002 Colby Ave., Suite 200  
 Everett, WA 98201  
 Fax: (855)394-4817  
 Main Phone: (425)259-8205  
 Email: Everett.CU@ctt.com

**SCHEDULE A**

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

Effective Date: January 12, 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:](#)

Undi Development 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): [310529-002-020-00](#) and [310529-002-021-00](#)**

---

**Parcel A:**

That portion of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 31 North, Range 5 East of the Willamette Meridian, in Snohomish County, Washington, described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;  
thence South 0 ° 27'08" East along the quarter line, 191.19 feet to the Northerly margin of private road;  
thence South 87 ° 22'33" West along the Northerly margin of said private road, 185 feet;  
thence North 0 ° 27'28" West 191.21 feet to the North line of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;  
thence North 87 ° 24'33" East 185 feet to the Point of Beginning;  
Except the North 115 feet thereof; and

Except that portion conveyed to the City of Marysville by deed recorded under Auditor's [File No. 201308130639](#).

Situate in the County of Snohomish, State of Washington.

**Parcel B:**

That portion of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 31 North, Range 5 East of the Willamette Meridian, in Snohomish County, Washington, described as follows:

The North 115 feet of the following described tract:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;  
thence South 0 ° 27'08" East along the quarter line, 191.19 feet to the Northerly margin of private road;  
thence South 87 ° 22'33" West along the Northerly margin of said private road, 185 feet;  
thence North 0 ° 27'28" West 191.21 feet to the North line of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;  
thence North 87 ° 24'33" East 185 feet to the Point of Beginning;

Except that portion conveyed to the City of Marysville by deed recorded under Auditor's [File No. 201308130639](#), records of Snohomish County, Washington.

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. Right to enter the Land to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in the street or road adjoining said Land, as granted by instrument:  
  
Recording Date: January 22, 1967  
[Recording No.:](#) [2008956](#)  
In Favor of: Public Utility District No. 1 of Snohomish County  
Affects: Parcels A, B and other property
  
3. Right to enter the Land to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in the street or road adjoining said Land, as granted by instrument:  
  
Recording Date: June 17, 1968  
[Recording No.:](#) [2036462](#)  
In Favor of: Public Utility District No. 1 of Snohomish County  
Affects: Parcel A
  
4. 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:  
  
[Recording No.:](#) [200012185002](#)  
Affects: Parcels A and B
  
5. City of Marysville Recovery Contract No. 262 including the terms, covenants and provisions thereof  
  
Recording Date: August 29, 2005  
[Recording No.:](#) [200508290545](#)
  
6. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by a survey recorded under Auditor's [File No. 200510115098](#):
  - A.) Fence on North portion of Parcel B encroaches on Northerly adjacent property
  - B.) Shed on North portion of Parcel B encroaches 1.0' on Northerly adjacent property
  - C.) End of 4' high dilapidated cedar port and barb wire fence that continues South into Parcel B
  
7. Relinquishment of access to State Highway Number 531 and of light, view and air by Deed:  
  
Grantee: State of Washington  
Recording Date: September 29, 2008  
[Recording No.:](#) [200809290141](#)

**SCHEDULE B**

(continued)

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

Granted to: State of Washington, Department of Transportation  
Purpose: Highway slopes  
Recording Date: September 29, 2008  
[Recording No.:](#) 200809290142  
Affects: Northerly and Easterly portions of Said premises

9. 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 and Verizon Northwest Inc.  
Purpose: Underground and/or overhead electric transmission and/or distribution system  
Recording Date: November 26, 2008  
[Recording No.:](#) 200811260537  
Affects: Portions of Said premises and other property

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

Granted to: City of Marysville  
Purpose: Temporary construction easement  
Recording Date: August 13, 2013  
[Recording No.:](#) 201308130640  
Affects: Portion of Parcels A and B

11. 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:

[Recording No.:](#) 201712265004

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

Amount: \$3,750,000.00  
Dated: November 29, 2006  
Trustor/Grantor: Undi Development LLC  
Trustee: Chicago Title Insurance Company  
Beneficiary: Roland O. Undi and Geraldine A. Undi, husband and wife  
Recording Date: December 19, 2006  
[Recording No.:](#) 200612190922  
Affects: Parcels A, B and other property

Said deed of trust has been partially reconveyed/released by instrument

Recording Date: September 29, 2008  
[Recording No.:](#) 200809290144

The land described in said partial reconveyance/release is as follows:  
That portion conveyed to the State of Washington

**SCHEDULE B**  
(continued)

Said deed of trust has been partially reconveyed/released by instrument

Recording Date: July 29, 2013  
[Recording No.: 201307290140](#)

The land described in said partial reconveyance/release is as follows:  
That portion conveyed to the City of Marysville

13. 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**