

## Commitment for Title Insurance

Title Officer:  
Email:  
Title No.: 500116936

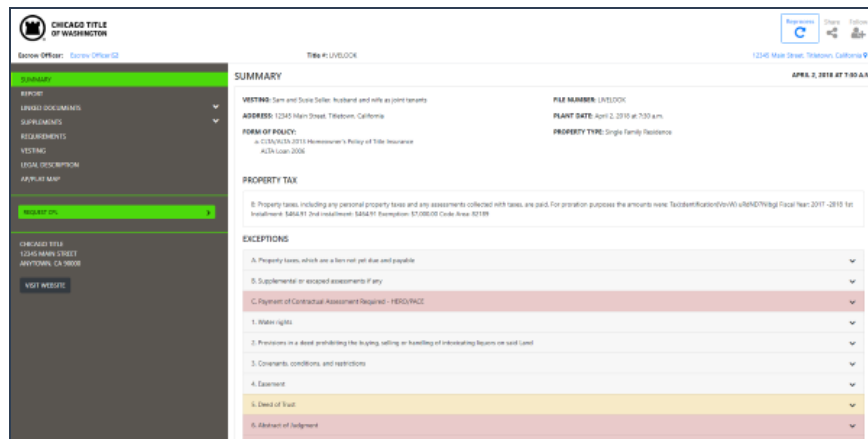
Property Address:

## 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](#)



**CHICAGO TITLE OF WASHINGTON**

Report Officer: [View Officer](#)

Title # LIVELOOK

12045 Main Street, Titusville, California

APR 2, 2019 AT 1:00 A.M.

**SUMMARY**

**REPORT**

UNRECORDED DOCUMENTS

SUPPLEMENTS

REQUIREMENTS

VESTING

LEGAL DESCRIPTION

APPLICABLE MAP

**PROPERTY TAX**

PROPERTY TAX: 12045 Main Street, Titusville, California

**FORM OF POLICY**

6-115A/615A/1011 Homeowner's Policy of Title Insurance

ALTA Loan 2006

**EXCEPTIONS**

- 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 - HSD/PAACE
- 1. Water rights
- 2. Provisions in a deed prohibiting the buying, selling or handling of intoxicating liquors 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:

**500116936**  
**Update 2**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12 (c) of the Conditions

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
\$1,000.00	\$350.00	\$34.30

Effective Date: March 21, 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:

David L Ross and Debra L Ross , 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): 300510-002-016-00 and 300510-002-042-00**

---

**Parcel A:**

Lot 2, Short Plat No. 348 (10-80), recorded under Auditor's File No. 8106150155 being a portion of the Northwest Quarter of Section 10, Township 30 North, Range 5 East, WM

Situate in the County of Snohomish, State of Washington

**Parcel B:**

That portion of the Southwest Quarter of the Northwest Quarter of Section 10, Township 30 North, Range 5 East, WM described as follows:

Beginning at the Northwest corner of said Northwest Quarter;  
Thence South along the West line thereof for 1815 feet;  
Thence East 1320 feet more or less to the East line of said Southwest Quarter of the Northwest Quarter and the true point of beginning;  
Thence West 500 feet;  
Thence South 185 feet;  
Thence East 500 feet more or less to said East line;  
Thence North along said East line for 185 feet more or less to the Point of Beginning.

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.
- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

**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. 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: June 29, 1977  
Recording No.: 7706290246  
Affects: South 10 feet of Parcel A
3. 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 Short Plat no. 348 (10-80):  
  
Recording No: 8106150155
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Shared driveway  
Recording Date: September 3, 1993  
Recording No.: 9309030495  
  
**Note: Said instrument contains maintenance obligations**
5. Annexation Covenant and the terms and conditions thereof:  
  
Recording Date: April 25, 2008  
Recording No.: 200804250696
6. Notice of Utility Variance and the terms and conditions thereof:  
  
Recording Date: July 14, 2016  
Recording No.: 201607140239

**SCHEDULE B**

(continued)

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

Amount: \$637,000.00  
Dated: February 18, 2022  
Trustor/Grantor: David L. Ross and Debra L. Ross  
Trustee: Fidelity National Title Insurance Company  
Beneficiary: Network Capital Funding Corporation  
Loan No.: 01220100179949  
Recording Date: February 25, 2022  
Recording No.: 202202250255

8. We find various matters of record against persons/entities with name(s) similar to Mark Smith.

The Company requires that the Confidential Information Statement(s) attached to this commitment be completed and returned to this office in a timely manner in order for the Company to make a final determination as to the effect of said matters.

9. We find various matters of record against persons/entities with name(s) similar to David Ross.

The Company requires that the Confidential Information Statement(s) attached to this commitment be completed and returned to this office in a timely manner in order for the Company to make a final determination as to the effect of said matters.

10. 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**