

Commitment for Title Insurance

Title Officer: Builder Unit
Email: evebuilder@ctt.com
Title No.: 500144045C

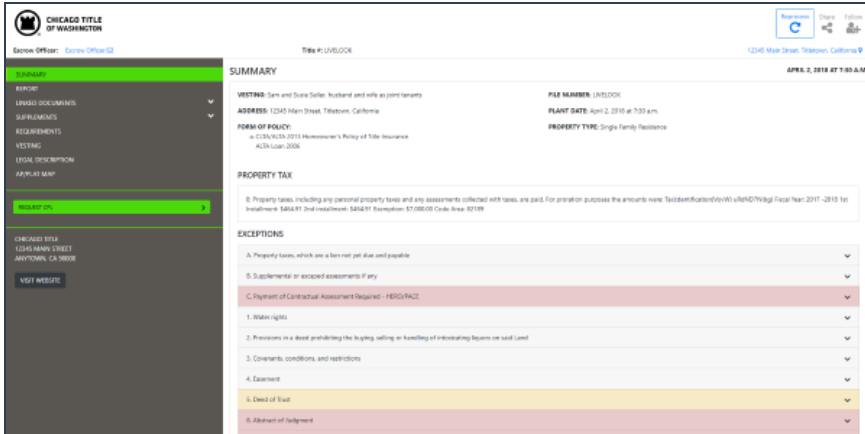
Property Address:

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:** 1246 Main Street, Tiburon, California
- FORM OF POLICY:** A-CITL/SL/STI 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: 'Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were TaxIdentificationNo(V) when/Title/Regi 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 - HES/INCE (highlighted in red)
- 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 (highlighted in yellow)
- 6. Abstract of Judgment

The left sidebar contains navigation options: 'Summary', 'Review Documents', 'Supplements', 'Requirements', 'Vesting', 'Legal Description', 'Apply Map', and 'Inspection' (highlighted in green). The bottom of the sidebar shows the company address: 'CHICAGO TITLE, 1246 MAIN STREET, ANYTOWN, CA 98008' and a 'VISIT WEBSITE' button.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500144045c

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Keystone Land LLC

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
\$0.00	\$0.00	\$0.00

Effective Date: December 20, 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](#):

Jacob Taylor, an unmarried person

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): 005907-000-136-00

TRACTS 136, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, 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. 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 the Plat of Sunny Side Five Acre Tracts:

[Recording No:](#) [122901](#)

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: Tree Trimming along with ingress, and egress.
Recording Date: February 16, 1967
[Recording No.:](#) [1933259](#)
Affects: Adjacent to the West line of Tract 136.

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 Survey:

[Recording No:](#) [9601045005](#)

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:](#) [9601185006](#)

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

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

Amount: \$460,750.00
Dated: October 26, 2020
Trustor/Grantor: Jacob Taylor, an unmarried person
Trustee: Chicago Title Company of Washington
Beneficiary: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Wallick and Volk, Inc., as lender
Loan No.: 8982456
Recording Date: October 29, 2020
[Recording No.:](#) [202010290072](#)

Affects: Includes other property

SCHEDULE B

(continued)

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

Amount: \$100,000.00
Trustor/Grantor: Jacob Taylor, an unmarried person
Trustee: Chicago Title Company
Beneficiary: HomeStreet Bank
Recording Date: June 15, 2022
[Recording No.:](#) [202206150081](#)

Affects: Includes other property

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

END OF SCHEDULE B