

Commitment for Title Insurance

Title Officer: Builder Unit
Email: evebuilder@ctt.com
Title No.: 500146896

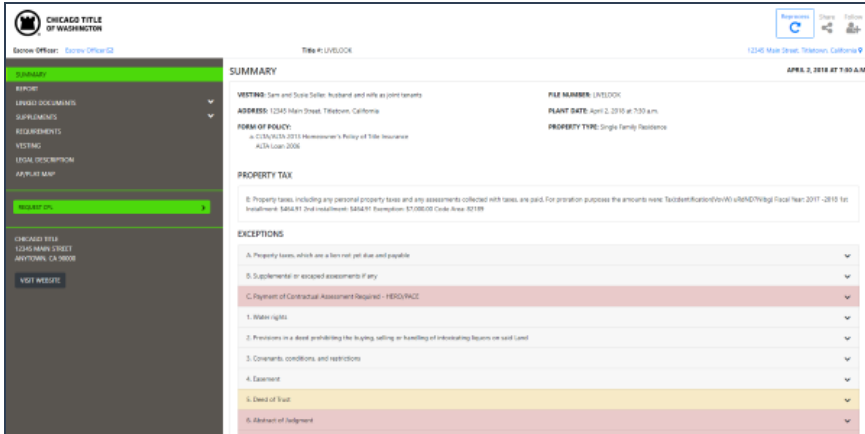
Property Address: 9803 48th Drive Northeast Marysville, WA 98270

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, Torrance, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options like "SUMMARY", "REPORTS", "LIVELOOK DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFYING", "LEGAL DESCRIPTION", and "APPLICABLE MAPS". The main content area is titled "SUMMARY" and contains the following information:

- VESTING:** Sam and Susan Miller, husband and wife as joint tenants
- ADDRESS:** 1246 Main Street, Torrance, California
- FILE NUMBER:** LIVELOOK
- PLANT DATE:** April 2, 2019 at 7:59 a.m.
- FORM OF POLICY:** A-CITL/SL/ST13 Homeowner's Policy of Title Insurance ALA Loan 2006
- 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:

500146896

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Robert C. Linscott, and Eryl Femiarti Kirk, each as their separate estate

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

Kristy Jeglum
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan

Michael J. Nolan, President

Attest:

Marjorie Nemzura

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: October 19, 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:](#)

Robert C. Linscott, and Eryl Fembarti Kirk, each as their separate estate

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): 005385-000-012-00

LOT 12, PLAT OF PALMER TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 14 OF PLATS, PAGE 94](#), RECORDS OF SNOHOMISH COUNTY, 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 Plat of Palmer Tracts:

[Recording No: 1097158](#)

2. Annexation Covenant and Power of Attorney and the terms and conditions thereof:

Recording Date: April 26, 1991
[Recording No.: 9104260411](#)

3. 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 Number: 005385-000-012-00
Levy Code: 00511
Assessed Value-Land: \$279,000.00
Assessed Value-Improvements: \$159,000.00

General and Special Taxes: Billed: \$2,623.29
Paid: \$2,623.29
Unpaid: \$0.00

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

Amount: \$555,000.00
Dated: June 29, 2023
Trustor/Grantor: Robert Linscott, a single man, and Eryl Femiarti Kirk, a single woman
Trustee: Chicago Title Insurance Company
Beneficiary: Leo Beitz, a single man
Recording Date: June 30, 2023
[Recording No.:](#) [202306300360](#)

NOTES:

SCHEDULE B

(continued)

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:

Lot(s): 12 Plat of Palmer Tracts; Vol. 14/94
Tax Account No.: 005385-000-012-00

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

9803 48th Drive Northeast
Marysville, WA 98270

END OF SCHEDULE B