

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0277134-ETU

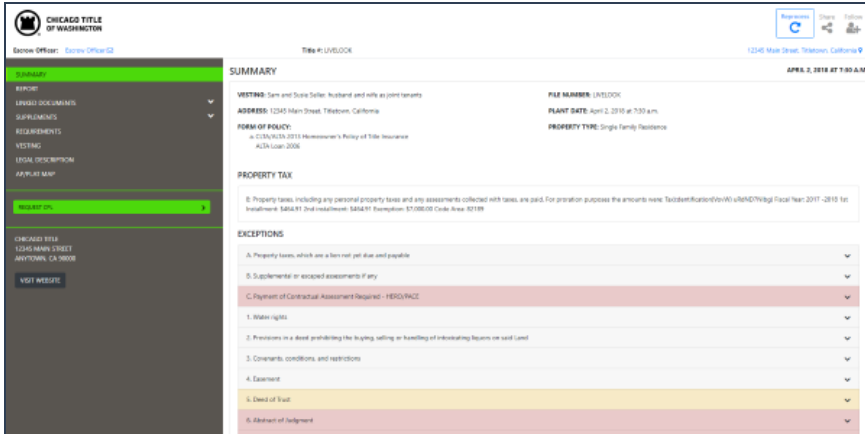
Property Address: 2411 60th Ave SE Mercer Island, WA 98040

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 "APR 2, 2019 AT 1:00 AM". The interface is divided into a left sidebar with navigation options like "SUMMARY", "REPORT", "LIVELOOK DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFYING", "LEGAL DESCRIPTION", and "APPLICABLE MAP". The main content area shows a "SUMMARY" section with fields for "VESTING" (Sole and Survive Seller, Notland and with all joint tenants), "ADDRESS" (1246 Main Street, Torrance, California), "FORM OF POLICY" (A-CITL/SL/S-2013 Homeowner's Policy of Title Insurance ALTA Loan 2006), "FILE NUMBER" (LIVELOOK), "PLANT DATE" (April 2, 2019 at 7:59 a.m.), and "PROPERTY TYPE" (Single Family Residence). Below the summary is a "PROPERTY TAX" section with a note about taxes and assessments. The "EXCEPTIONS" section lists various 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:

0277134-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Jody Biggs

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
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:		
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com		

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: July 12, 2024 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:](#)

Jody Biggs and Stephanie Biggs, a married couple

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): 409950-0021-08

LOT A, OF MERCER ISLAND SHORT PLAT NO. MI-83-06-21, ACCORDING TO THE SHORT PLAT THEREOF RECORDED OCTOBER 11, 1983 UNDER RECORDING NO. 8310119013, IN KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON.

AND TOGETHER WITH AN EASEMENT FOR INGRES, EGRESS AND UTILITIES AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B**GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

GENERAL EXCEPTIONS

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

Granted to: Mercer Island Sewer District
Purpose: Sewer Pipelines
Recording Date: January 18, 1956
[Recording No.:](#) [4655670](#)

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

Granted to: The City of Mercer Island
Purpose: Ingress, Egress and Utilities
Recording Date: November 17, 2006
[Recording No.:](#) [20061117000652](#)

3. 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 Mercer Island Short Plat No. MI-83-06-021:

[Recording No.:](#) [8310119013](#)

4. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: April 24, 1991
[Recording No.:](#) [9104240416](#)

5. Question of location of lateral boundaries of said second class tidelands or shorelands.

6. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

7. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.

8. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

SCHEDULE B
(continued)

9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
10. 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: 2024
[Tax Account No.:](#) [409950-0021-08](#)
 Levy Code: 1031
 Assessed Value-Land: \$3,465,000.00
 Assessed Value-Improvements: \$1,529,000.00

General and Special Taxes:

Billed: \$34,376.59
 Paid: \$17,188.30
 Unpaid: \$17,188.29

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

Amount: \$1,800,000.00
 Dated: June 26, 2019
 Trustor/Grantor: Jody Biggs and Stephanie Biggs, a married couple
 Trustee: WFG National Title Insurance Company.
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Loandepot.Com, LLC
 Loan No: 600128272
 Recording Date: June 27, 2019
[Recording No.:](#) [20190627001915](#)

NOTES:

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 A, MERCER ISLAND SP NO. MI-83-06-21, REC 8310119013
[Tax Account No.:](#) [409950-0021-08](#)

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

2411 60th Ave SE
 Mercer Island, WA 98040

END OF SCHEDULE B