

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0217515-ETU

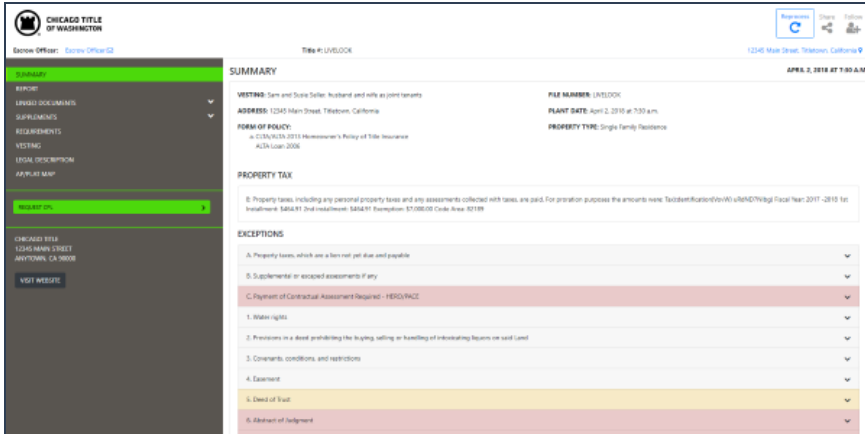
Property Address: 4719 86th Avenue Southeast Mercer Island, WA 98040

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 number "Title #: LIVELOOK", and the user's location "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 "APPLY FOR MAP". The main content area is titled "SUMMARY" and includes fields for "VESTING" (Sole and Survive Seller, Incidental and with all joint tenants), "ADDRESS" (1246 Main Street, Torrance, California), "FORM OF POLICY" (A-CITL/SL/SJ-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:

0217515-ETU - NINTH

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Design Built Homes

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	\$35.35

Effective Date: February 10, 2025 at 12:00 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:](#)

Design Built Homes 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): 759810-0420-03

THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

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.

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 Vitus Schmid's East Seattle Acre Tracts:

[Recording No: 78513](#)
2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 16, 1972
[Recording No.: 7205160582](#)
3. Affidavit in Support of Single-Family Building Permit

Recording Date: April 1, 2024
[Recording No.: 20240401000015](#)
4. Declaration of Covenant for Inspection and Maintenance of Private Stormwater Facilities

Recording Date: April 1, 2024
[Recording No.: 20240401000016](#)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Design Built Homes, LLC, a Washington limited liability company
Purpose: Reservation and Grant of Drainage Easement
Recording Date: April 1, 2024
[Recording No.: 20240401000017](#)
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Design Built Homes, LLC, a Washington limited liability company
Purpose: Reservation and Grant of Sewer and Stormwater Easement
Recording Date: April 1, 2024
[Recording No.: 20240401000018](#)

Amended Reservation and Grant of Sewer and Stormwater Easement, recorded February 5, 2025, under [recording no.: 20250205000369](#)

SCHEDULE B
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Design Built Homes, LLC, a Washington limited liability company
Purpose: Reservation and Grant of Sewer Easement
Recording Date: April 1, 2024
[Recording No.:](#) [20240401000019](#)
8. Idemnification and Hold Harmless Agreement
- Recording Date: May 3, 2024
[Recording No.:](#) [20240503000538](#)
9. Idemnification and Hold Harmless Agreement
- Recording Date: May 3, 2024
[Recording No.:](#) [202400521000960](#)
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
Purpose: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purpose of transmission, distribution and sale of electricity
Recording Date: August 22, 2024
[Recording No.:](#) [20240822000274](#)
Affects: Portion of said premises and other property
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Design Built Homes, LLC, a Washington limited liability company
Purpose: Reservation and Grant of Access Easement
Recording Date: February 5, 2025
[Recording No.:](#) [20250205000368](#)
Affects: Portion of said premises and other property
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Design Built Home, LLC, a Washington limited liability company
Purpose: Reservation and Grant of Drainage Easement
Recording Date: February 5, 2025
[Recording No.:](#) [20250205000370](#)
Affects: Portion of said premises and other property

SCHEDULE B
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Design Built Homes, LLC, a Washington limited liability company
 Purpose: Reservation and Grant of Waterline Easement
 Recording Date: February 5, 2025
[Recording No.:](#) [20250205000371](#)
- Affects: Portion of said premises and other property
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. 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: 2025
[Tax Account No.:](#) [759810-0420-03](#)
 Levy Code: 1031
 Assessed Value-Land: \$2,046,000.00
 Assessed Value-Improvements: \$0.00
- General and Special Taxes:
- | | |
|---------|-------------|
| Billed: | \$13,408.15 |
| Paid: | \$0.00 |
| Unpaid: | \$13,408.15 |
16. A deed of trust to secure an indebtedness in the amount shown below,
- Amount: \$3,132,200.00
 Dated: June 18, 2024
 Trustor/Grantor: Design Built Homes, LLC, a Washington limited liability company
 Trustee: Trustee Services, Inc.
 Beneficiary: Banner Bank
 Loan No.: 14018287
 Recording Date: June 27, 2024
[Recording No.:](#) [20240627000482](#)
17. Any rights, interests, or claims of parties in possession of the Land not shown by the public records.

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:

Lot(s): Ptn. Lots 1 and 2 Unit(S): Block: 13 Vitus Schmid's East Seattle Acre Tracts; Vol. 7/76
[Tax Account No.:](#) [759810-0420-03](#)

SCHEDULE B
(continued)

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

4719 86th Avenue Southeast
Mercer Island, WA 98040

END OF SCHEDULE B