

Commitment for Title Insurance

Title Officer: Builder Unit
Email: evebuilder@ctt.com
Title No.: 500150725

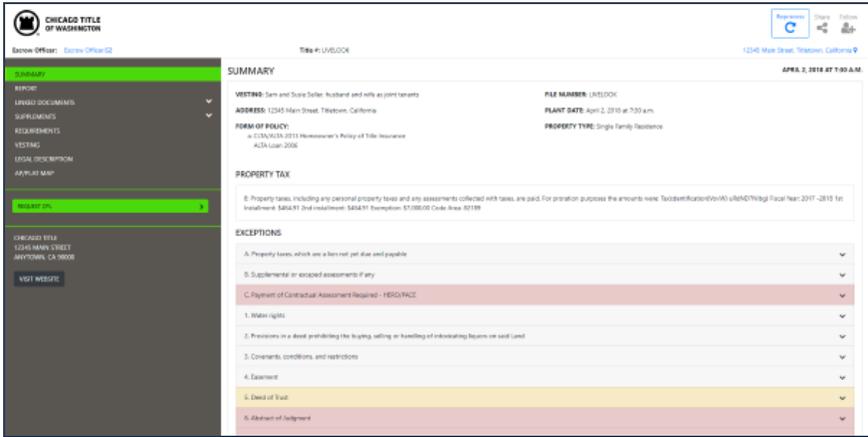
Property Address:

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, the title "Title # LIVELOOK", and the address "1246 Main Street, Trabicon, California". The date and time are "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options like "SUMMARY", "REPORT", "LINKED DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFYING", "LEGAL DESCRIPTION", and "APPLY FOR MAP". The main content area shows a "SUMMARY" section with fields for "VESTING" (Sole and Surv. Seller, Noted and with joint tenants), "ADDRESS" (1246 Main Street, Trabicon, California), "FORM OF POLICY" (A-CITL/SL/STL Homeowner's Policy of Title Insurance ALA Loan 2008), "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 detailed 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:

500150725

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

ALL Land Surveying, 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:

Kristy Jeglum
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	\$34.65

Effective Date: April 26, 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:](#)

Arcelia Henriquez, as her 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): 270602-001-103-00 and 270602-001-104-00

PARCEL A:

LOT 3, CITY OF MONROE SHORT PLAT NUMBER 194-010, RECORDED UNDER [RECORDING NO. 9502175002](#), BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

LOT 4, CITY OF MONROE SHORT PLAT NUMBER 194-010, RECORDED UNDER [RECORDING NO. 9502175002](#), BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, 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. Right of Snohomish County and Drainage Improvement District No. 4 to deposit and scatter the spoil banks of a drainage ditch located on adjacent property to the north, onto adjoining lands, if necessary to to re-excavate and clean out said ditch when necessary doing no unnecessary damage thereby, as contained in right of way deed recorded August 14, 1918 under [Recording No. 243929](#).
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Electric transmission and distribution line
Recording Date: May 17, 2007
[Recording No:](#) [1641555](#)
3. Agreement, and the terms and conditions thereof:

Beteen: Alvin P. Stark and Hazel Stark, his wife
And: Richard Dale Boggs and Donna Mae Boggs, his wife
Recorded: December 1, 1965
[Recording No.:](#) [1827963](#)
Regarding: The right to take water from a well located on a portion of herein described property for domestic purposes, together with the right of access to and from said well and for the installation and maintenance of pipe line from the well to property of second part.
4. Installation and maintenance for a sanitary sewer line and for a water line easements granted over adjacent property, as contained in easement recorded under [Recording No. 8905300490](#)
5. 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 Short Plat No. 189-008:

[Recording No:](#) [9001315006](#)

SCHEDULE B

(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.
Granted to: Telco Development, Inc., its successors and assigns
Purpose: Public utilities
Recorded: August 8, 1990
[Recording No.:](#) [9008080231](#)
- Assignment of said Easement:
- Dated: November 30, 1990
Recorded: December 5, 1990
[Recording Number:](#) [9012050126](#)
Assignee: City of Monroe
7. 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: Public utilities
Recording Date: February 5, 1991
[Recording No.:](#) [9102050511](#)
Affects: a portion of said premises
8. 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: Public utilities
Recording Date: February 5, 1991
[Recording No.:](#) [9102050512](#)
Affects: a portion of said premises
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Leroy Anderson and Donna M. Anderson, husband and wife, their heirs and assigns
Purpose: Utilities
Recording Date: October 20, 1994
[Recording No.:](#) [9410200401](#)
Affects: a portion of said premises
10. 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 Short Plat No. 194-010:
- [Recording No:](#) [9502175002](#)
11. Road Maintenance Agreement, and the terms and conditions thereof:
- [Recording Date:](#) March 6, 1995
[Recording No.:](#) [9503060463](#)

SCHEDULE B

(continued)

12. 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 Number: 270602-001-103-00
 Levy Code: 00530
 Assessed Value-Land: \$228,300.00
 Assessed Value-Improvements: \$2,100.00

General and Special Taxes: Billed:\$1,871.34
 Paid: \$0.00
 Unpaid:\$1,871.34

Affects: Parcel A

13. 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 Number: 270602-001-104-00
 Levy Code: 00530
 Assessed Value-Land: \$314,000.00
 Assessed Value-Improvements: \$147,700.00

General and Special Taxes: Billed:\$3,740.00
 Paid: \$1,870.00
 Unpaid:\$1,870.00

Affects: Parcel B

14. Note: Manufactured Home Title Elimination Application recorded under [Recording No. 200403161051](#) recites that a manufactured (mobile) home is, or is being affixed to the Land.
 Affects Parcel B.

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

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

Amount: \$130,000.00
 Dated: December 6, 2005
 Trustor/Grantor: Julio G. Duenas, an unmarried person and Sonia Melgoza, a married person
 Trustee: Chicago Title Insurance Co, a corporation
 Beneficiary: Donna M. Anderson, a single person
 Recording Date: December 14, 2005
 Recording No.: 200512140838
 Affects: Parcel A

Said Deed of Trust appears to be paid in full. However, the Company finds no evidence of a recorded Deed of Reconveyance.

SCHEDULE B

(continued)

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

Amount: \$269,100.00
Dated: January 05, 2016
Trustor/Grantor: Arcelia Henriquez, a married women as her separate estate
Trustee: WFG National Title Company
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Homestreet Bank, a
Washington State chartered bank
Loan No: 0000723409
Recording Date: January 8, 2016
[Recording No.:](#) [201601080157](#)
Affects: Parcel B

END OF SCHEDULE B