

Commitment for Title Insurance

Title Officer: Team Adam
Email: TeamAdam@ctt.com
Title No.: 241198-SC


Property Address:

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SUBDIVISION

Issued By:



Guarantee/Certificate Number:

241198-SC

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

King County Housing Authority

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
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

Joe Knipp
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Team Adam Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Main Phone: (206)628-5610 Email: TeamAdam@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.23

Effective Date: April 8, 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:](#)

King County Housing Authority, a Washington municipal corporation

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): 062304-9392-00

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 6, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner thereof;
Thence South 3°04' East 210.0 feet;
Thence South 88°51'31" West 30.01 feet to the true point of beginning;
Thence continuing South 88°51'31" West 127.37 feet;
Thence South 3°04' East 60 feet;
Thence North 88°51'31" East 127.37 feet to the West margin of 8th Avenue Southwest;
Thence North 3°04' West 60 feet to the true point of beginning;

(Also known as Lot 7, Block 4, McCarthy's Alder Grove, according to the unrecorded plat thereof).

SCHEDULE B

GENERAL EXCEPTIONS

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

SPECIAL EXCEPTIONS

1. Side Sewer Easement

Recording Date: October 22, 1997
[Recording No.:](#) [9710220500](#)
 Width: 6 feet
 Affects: An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

2. City of Seattle Resolution 31559, and the terms and conditions thereof:

Recording Date: May 19, 2015
[Recording No.:](#) [20150519000778](#)

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recording Date: February 27, 2017
[Recording No.:](#) [20170227900017](#)

Matters shown:

- a. Fences along the southerly, westerly and easterly boundaries do not conform to the property lines
- b. Discrepancy between the southerly line and a cinder block retaining wall

4. The property herein described is carried on the tax rolls as exempt. However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 062304-9392-00
 Levy Code: 3850

5. 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.: 062304-9392-00
 Levy Code: 3850
 Assessed Value-Land: Not disclosed
 Assessed Value-Improvements: Not disclosed

Special Taxes:

Billed: \$335.53
 Paid: \$167.77
 Unpaid: \$167.76

SCHEDULE B

(continued)

6. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at:
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF EXCEPTIONS

Note 1: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note 2: Manufactured Home Title Elimination Application recorded under [Recording No. 9409071363](#) recites that a manufactured (mobile) home is, or is being affixed to the Land.

Note 3: The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B