

**SUBDIVISION**

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY  
by its agent:

Guarantee/Certificate Number:



**70135368**

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

**GUARANTEES**

Sidhu Custom Homes, Inc, a Washington Corporation

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.

**Commonwealth Land Title Insurance Company**

By:

\_\_\_\_\_  
President

**Ticor Title Company**  
**1700 Westlake Ave N, Ste 105**  
**Seattle, WA 98109**

Countersigned By:

\_\_\_\_\_  
Authorized Officer or Agent



Attest:

\_\_\_\_\_  
Secretary

ISSUING OFFICE:
Title Officer: Reid Vance Ticor Title Company 1700 Westlake Ave N, Ste 105 Seattle, WA 98109 Phone: 206-393-0921 Fax: 877-521-9938 Main Phone: (425)255-7472 Email: Reid.Vance@TicorTitle.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.00

Effective Date: July 21, 2020 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:](#)

Sidhu Custom Homes, Inc, a Washington 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

THE SOUTH 290.40 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;  
THENCE NORTH 89°59'10" WEST, 1,106.10 FEET;  
THENCE SOUTH 0°15'50" EAST, 1,251.60 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 0°15'50" EAST, 580.80 FEET;  
THENCE NORTH 89°59'10" WEST, 150 FEET;  
THENCE NORTH 0°15'50" WEST, 580.80 FEET;  
THENCE SOUTH 89°59'10" EAST, 150 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE SOUTH HALF OF LOT 8, BLOCK 14, MCMICKEN HEIGHTS DIVISION 2, ACCORDING TO THE UNRECORDED PLAT THEREOF).

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. Right to enter the Land to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in the street or road adjoining said Land, as granted by instrument:

Recording No.: [2642542](#)

2. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: King County  
Recording Date: December 13, 1940  
Recording No.: [3136418](#)

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: 2020  
Tax Account No.: 537980-2910-00  
Levy Code: 2226  
Assessed Value-Land: \$240,000.00  
Assessed Value-Improvements: \$125,000.00

General and Special Taxes:  
Billed: \$4,637.92  
Paid: \$2,318.96  
Unpaid: \$2,318.96

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

Amount: \$300,000.00  
Dated: March 30, 2020  
Trustor/Grantor: Sidhu Custom Homes, Inc., a Washington corporation  
Trustee: Ticor Title Company  
Beneficiary: UniBank  
Recording Date: March 31, 2020  
Recording No.: [20200331001121](#)

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

**SCHEDULE B**  
(continued)

5. 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**

**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: 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:

PTN. NE 1/4, SEC 27-23-4E, W.M.,AKA PTN. LT 8, BLK 14, MCMICKEN HEIGHTS DIV 2  
Tax Account No.: 537980-2910-00

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

4614 South 166th Street  
Seatac, WA 98188

**END OF NOTES**

**END OF SCHEDULE B**

Ticor Title Company  
1700 Westlake Ave N, Ste 105  
Seattle, WA 98109

**Title Officer:** Reid Vance  
**Property:** 4614 South 166th Street  
Seatac, WA 98188  
**Borrower(s):** TBD and TBD  
**Seller(s):** Sidhu Custom Homes Inc  
**Order No.:** 70135368-RV

The above numbered report dated July 21, 2020 including any supplements or amendments thereto, is hereby modified and/or supplemented in order to reflect the following:

**The effective date is amended as follows:**

The Effective Date of March 20, 2020 is hereby amended to be: July 21, 2020 at 08:00 AM

**The following exceptions/requirements have been changed on your report:**

EXCEPTION(S):

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: 2020  
Tax Account No.: 537980-2910-00  
Levy Code: 2226  
Assessed Value-Land: \$240,000.00  
Assessed Value-Improvements: \$125,000.00

General and Special Taxes:  
Billed: \$4,637.92  
Paid: \$2,318.96  
Unpaid: \$2,318.96

For title inquiries, please contact the issuing office:

Ticor Title Company  
1700 Westlake Ave N, Ste 105  
Seattle, WA 98109

Phone: (425)255-7472  
Fax: (877)521-9938  
Email: Unit1WA@ticortitle.com

Supplemental Date: July 24, 2020

Countersigned By:



Authorized Officer or Agent

**EXHIBIT "A"**

**Legal Description**

THE SOUTH 290.40 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

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(ALSO KNOWN AS THE SOUTH HALF OF LOT 8, BLOCK 14, MCMICKEN HEIGHTS DIVISION 2, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
GUARANTEE/CERTIFICATE NO. 70135368