

Commitment for Title Insurance

1700 Westlake Ave N, Ste 105
Seattle, WA 98109

Title Officer: Reid Vance
Email: Reid.Vance@TicorTitle.com
Phone No.: (425)255-7472
File No.: 70134284

Property Address:

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SUBDIVISION

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

Guarantee/Certificate Number:

70134284 - FOURTH



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

GUARANTEES

Cuong C. Trinh

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:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

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

Countersigned By:

John Bloomquist
Authorized Officer or Agent



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
\$100,000.00	\$350.00	\$35.00

Effective Date: May 18, 2021 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:](#)

Cuong Chan Trinh and Phuong Que Trinh, each as their respective 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

LOT 4, BLOCK A, J. F. ORD'S HOME TRACTS, ACCORDING TO THE PLAT THEREOF FILED IN [VOLUME 20 OF PLATS, PAGE 11](#), RECORDS OF KING COUNTY, WASHINGTON.

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. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
[Recording No.: 728130](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of J.F. Ord's Home Tracts, recorded in [Volume 20 of Plats, Page 11](#):

[Recording No.: 755076](#)

3. Resolution No. 538 and the terms and conditions thereof:

Recording Date: June 19, 1985
[Recording No.: 8506190902](#)

4. Sewer Connection and Rehabilitation Agreement and the terms and conditions thereof:

Recording Date: January 10, 2005
[Recording No.: 20050110001039](#)

5. Agreement, and the terms and conditions thereof:

Recording Date: December 6, 2019
[Recording No.: 20191206001068](#)

SCHEDULE B
(continued)

6. 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: 2021
Tax Account No.: 640460-0020-02
Levy Code: 2212
Assessed Value-Land: \$102,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,418.67
Paid: \$709.33
Unpaid: \$709.33

7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

8. A judgment, for the amount shown below, and any other amounts due:

Amount: \$10,097.39
Against: Phuong Trinh
In Favor of: Chase Bank USA
Date entered: April 1, 2011
Judgment Number: 11-9-12364-8
Superior Court Case Number: 11-2-12121-6
Attorney for Creditor: Bishop White ET AL

Note: The above judgment may be a lien on said land if the judgment debtor named herein is the same party as Phuong Que Trinh.

The effect of said matter(s) depends upon the identity of the debtor.

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.

SCHEDULE B
(continued)

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:

LT 4, BLK A, J. F. ORD'S HOME TRACTS
Tax Account No.: 640460-0020-02

END OF NOTES

END OF SCHEDULE B