

ATTORNEY'S TITLE OF WASHINGTON  
3906 So. 74<sup>th</sup> St., Tacoma, WA 98409  
253-284-3848

ORDER NO.: FW1-49959-ST

POLICY TYPE: ALTA Standard Owners/ALTA Extended Loan

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Address: 19403 Whiteman Cove Rd SW

City: Longbranch

Zip: 98351

Parcel No.: **951500190**

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We are providing this title review as a courtesy to our clients. Contact your Title Officer below if you require more extensive explanation of any of the matters contained herein:

- Vesting: Secured Holdings, LLC, a Washington limited liability company
- Taxes Current: delinquent
- Exceptions 1-4 are generally paid at closing and therefore would **not** appear in the final policy.
- Exceptions 6-18 appear to be permanent exceptions (i.e easements, covenants, conditions or restrictions) that the buyer will take the property subject to. While these exceptions do not affect the marketability of title they should be reviewed to determine if they contain matters that would impair the purchaser's intended use of the property.

:

Reviewed by:

THE TITLE UNIT

TITLE@A-TITLE.COM

**Please review your title commitment for any additional terms, conditions or requirements.**

**TITLE DEPARTMENT:**

- ♦ **STREET ADDRESS:**  
3906 South 74<sup>th</sup> Street  
Tacoma, WA 98409
- ♦ **MAIN PHONE:**  
(253) 284-4440
- ♦ **TITLE FAX:**  
(253) 284-3586

**TACOMA CENTRAL  
RESIDENTIAL  
ESCROW GROUP:**

- ♦ **STREET ADDRESS:**  
3906 South 74<sup>th</sup> Street  
Tacoma, WA 98409
- ♦ **MAIN PHONE:**  
(253) 284-4440
- ♦ **ESCROW FAX:**  
(253) 474-5479

**TACOMA CENTRAL  
COMMERCIAL  
ESCROW GROUP:**

- ♦ **STREET ADDRESS:**  
3906 South 74<sup>th</sup> Street  
Tacoma, WA 98409
- ♦ **MAIN PHONE:**  
(253) 284-4440
- ♦ **ESCROW FAX:**  
(253) 284-9790

**PUYALLUP MAIN  
RESIDENTIAL  
ESCROW GROUP:**

- ♦ **STREET ADDRESS:**  
510 East Main, Suite G  
Puyallup, WA 98372
- ♦ **MAIN PHONE:**  
(253) 284-3800
- ♦ **ESCROW FAX:**  
(253) 284-3801



3906 South 74<sup>th</sup> Street, Tacoma, WA 98409  
Phone: 253-284-4440 ♦ Fax: 253-284-3586  
EMAIL: TITLE@A-TITLE.COM

**ALTA Commitment Form  
COMMITMENT FOR TITLE INSURANCE**

**Issued by**

**Stewart Title Guaranty Company**

**Stewart Title Guaranty Company**, a Texas corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.


The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, **Stewart Title Guaranty Company** has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

**Attorney's Title of Washington, Inc.**

As issuing agent for **Stewart Title Guaranty Company**

By   
**Ellesia Barradale**



## SCHEDULE A

File Number: FW1-49959-ST

1. Effective Date: **December 11, 2018 at 8:30AM**

2. Policy or Policies to be issued:

**2006 ALTA Standard Coverage Owner's Policy Rate**

**Proposed Insured:** **TBD**

<b>Amount:</b>	\$
<b>Premium:</b>	\$
<b>Tax:</b>	\$
<b>Total:</b>	\$

**2006 ALTA Extended Coverage Loan Policy – Simultaneous Rate**

**Proposed Insured:** **TBD**

<b>Amount:</b>	\$
<b>Premium:</b>	\$
<b>Tax:</b>	\$
<b>Total:</b>	\$

3. The estate or interest in the land described or referred to in this Commitment is:

**Fee Simple**

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

SECURED HOLDINGS LLC, A LIMITED LIABILITY COMPANY

5. The land referred to in this Commitment is described as follows:

See Exhibit "A" Attached



**Exhibit A**

LOT 19, WHITEMAN'S COVE PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED  
IN VOLUME 33 OF PLATS, PAGE 3, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

File Number: **FW1-49959-ST**

## **SCHEDULE B – PART I**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

### **GENERAL EXCEPTIONS**

1. Taxes or assessments which are not shown as existing liens by the public records.
2. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Act authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described in (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes. (This exception may be removed with underwriter approval.)
3. Extended coverage exceptions, as follows: (a) Rights or claims of parties in possession not shown by the public records. (b) Easements, claims of easements or encumbrances which are not shown by the public records. (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records. (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal. (This exception may be removed with underwriter approval.)
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof by prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
6. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or land beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any. (This exception may be removed with underwriter approval.)

### **SPECIAL EXCEPTIONS FOLLOW**

**SCHEDULE B – PART I  
SPECIAL EXCEPTIONS**

1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF RCW CHAPTER 82.45 AND SUBSEQUENT AMENDMENTS THERETO.

AS OF THE DATE HEREIN, THE TAX RATE FOR SAID PROPERTY IS 1.78%  
FOR ALL TRANSACTIONS RECORDED ON OR AFTER JULY 1, 2005:

- A FEE OF \$10.00 WILL BE CHARGED ON ALL EXEMPT TRANSACTIONS;
- A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS IN ADDITION TO THE EXCISE TAX DUE.

2. DELINQUENT GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:

(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: 9512500190

YEAR	BILLED	PAID	BALANCE
2018	\$286.31	\$0.00	\$286.31

THE CURRENT LEVY CODE IS 471

3. PLEASE BE ADVISED THAT OUR SEARCH OF RECORDS DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

4. THE INTEREST OF ARMAN GOLCKH, LLC ACQUIRED BY DEED DATED JUNE 26, 2015, RECORDING NO. 201506260996, WAS SUBSEQUENTLY CONVEYED BY TAX DEED DATED NOVEMBER 28, 2017, RECORDING NO. 201711280131. THE COMPANY REQUIRES FOR ITS REVIEW:

(A) CERTIFICATION ACCEPTABLE TO THE COMPANY CONFIRMING COMPLIANCE WITH ALL APPLICABLE STATE LAWS AND DUE PROCESS REQUIREMENTS RELATING TO THE TAX FORECLOSURE.

A CERTIFICATION FROM THE FOLLOWING SOURCE IS ACCEPTABLE:

TAX TITLE SERVICES, INC.  
4590 MACARTHUR BLVD, SUITE 210  
NEWPORT BEACH, CA 92660  
PHONE: (949) 798-1180  
FAX: (949) 798-1190

5. WE ARE INFORMED THAT **SECURED HOLDINGS, LLC** IS A LIMITED LIABILITY COMPANY (LLC). A COPY OF THE DUPLICATE ORIGINAL OF THE FILED LLC CERTIFICATE OF FORMATION, THE LLC AGREEMENT, AND ALL SUBSEQUENT MODIFICATIONS OR AMENDMENTS MUST BE SUBMITTED TO THE COMPANY FOR REVIEW.

ANY CONVEYANCE OR MORTGAGE BY **SECURED HOLDINGS, LLC**, A LIMITED LIABILITY COMPANY (LLC), MUST BE EXECUTED BY ALL THE MEMBERS, OR EVIDENCE SUBMITTED THAT CERTAIN DESIGNATED MEMBERS OR MANAGERS HAVE BEEN AUTHORIZED TO ACT FOR THE LIMITED LIABILITY COMPANY.

NOTE: WE HAVE RECEIVED A COPY OF THE OPERATING AGREEMENT. BASED ON OUR REVIEW OF THE CONTENTS THEREIN, THE ABOVE PARAGRAPH WILL NOT APPEAR ON THE FORTHCOMING POLICY TO ISSUE IF THE FOLLOWING CONDITIONS ARE MET ON THE INSTRUMENT TO BE INSURED:

- A. WAYNE E. KEETON AND WALTER D. SCAMEHORN MUST SIGN AS MANAGERS OF THE LLC UNDER WHICH TITLE IS HELD.
- B. THE SIGNATURE OF THE MANAGER MUST BE NOTARIZED IN A REPRESENTATIVE CAPACITY.

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	STATE OF WASHINGTON (DEPARTMENT OF FISHERIES) AND ITS ASSIGNS
PURPOSE:	FISH REARING
AFFECTS:	A PORTION OF SAID PREMISES
RECORDED:	JUNE 30, 1960
RECORDING NO.:	1893039

7. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES AS GRANTED BY DEED RECORDED MAY 19, 1964 UNDER RECORDING NO. 2055760.

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PENINSULA LIGHT COMPANY, INC., ITS SUCCESSORS AND ASSIGNS
PURPOSE:	HIGH TENSION ELECTRIC LINE, AND TOGETHER WITH RIGHT OT FELL AND REMOVE ALL TREES, BRANCHES AND OTHER OBSTRUCTIONS THAT INTERFERE WITH OR MAY ENDANGER THE LINE, POLES OR GUY WIRES
AFFECTS:	A PORTION OF SAID PREMISES
RECORDING NO.:	2138314, 2192556 AND 2199197

9. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF **WHITEMAN'S COVE PLAT ONE**, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, 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 OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

10. LICENSE AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	AUGUST 26, 1966
RECORDING NO.:	2159318
REGARDING:	USE OF ROADWAY



11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	INGRESS, EGRESS AND UTILITIES
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	MAY 24, 1976
RECORDING NO.:	2666799

12. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON **SEPTEMBER 15, 1976**, UNDER RECORDING NO. **2689045**, INCLUDING, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION, **BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, 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 OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.**

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SET FORTH IN SAID INSTRUMENT TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

13. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	OCTOBER 16, 1990
RECORDING NO.:	9010160197

14. DECLARATION OF COVENANTS AND CONDITIONS AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	APRIL 15, 1992
RECORDING NO.:	9204150286
REGARDING:	SEWER UTILITY

SAID INSTRUMENT SUPERSEDES INSTRUMENT RECORDED UNDER RECORDING NO. 9109120099.

15. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE  
WHITEMAN'S COVE UTILITY & MAINTENANCE ASSOCIATION, ANY TAX,  
ASSESSMENTS OR CHARES AS MAY BE LEVIED BY SAID ASSOCIATION.

RECORDED: JULY 29, 1993  
RECORDING NO.: 9307290353

AND AMENDMENTS THERETO:

RECORDED: JULY 29, 1993 AND JULY 19, 1994  
RECORDING NO.: 9307290354 AND 9407190451

16. ANY QUESTION AS TO THE TRUE LOCATION OF THE LATERAL BOUNDARIES OF  
WHITEMAN'S COVE.
17. ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE  
COURSE OF WHITEMAN'S COVE.
18. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY OF THE  
PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH  
WATER OF WHITEMAN'S COVE.

AN RESTRICTIONS ON THE USE OF ANY PORTION OF THE LAND SUBJECT TO  
SUBMERGENCE THAT DERIVE FROM THE RIGHTS OF THE PUBLIC AND RIPARIAN  
OWNERS TO USE ANY WATERS WHICH MAY COVER THAT PORTION.

**END OF SPECIAL EXCEPTIONS**

## **SCHEDULE B – PART II**

### **REQUIREMENTS:**

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

Note: Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

### **RECORDING FORMAT REQUIREMENTS**

First page must have a 3 inch top margin and 1 inch margins on the sides and bottom.

Additional pages must have 1 inch margins on all sides.

### **FIRST PAGE REQUIREMENTS**

Return address in upper left corner, within the top 3" margin

Document title

Name of grantor and grantee, with reference to page where additional names are located

Abbreviated legal description, with reference to page where complete legal is located

Reference number(s) if referencing a previously recorded document

Assessor's tax parcel number, if the document contains a legal description

**SCHEDULE B – PART II**

NOTE 1: ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, TITLE IS TO VEST IN PERSONS NOT YET REVEALED AND WHEN SO VESTED WILL THEN BE SUBJECT TO MATTERS DISCLOSED BY A SEARCH OF THE RECORDS AGAINST THEIR NAMES.

NOTE 2: IF THE TRANSACTION TO BE INSURED INVOLVES TWO OR MORE DEEDS OF TRUST THERE MUST BE ONE, OR MORE, DULY EXECUTED SUBORDINATION AGREEMENT(S) THAT IDENTIFIES THE FIRST, SECOND, AND IF APPLICABLE, THIRD LIEN POSITIONS. IF THE SAME LENDER IS PLACING TWO DEEDS OF TRUST OF RECORD SIMULTANEOUSLY THERE MUST BE LANGUAGE ON THE SUBORDINATE INSTRUMENT STATING THAT IT IS JUNIOR TO THE INTENDED FIRST LIEN DEED OF TRUST.

NOTE 3: THE MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY, WHICH WHEN ISSUED, WILL CONTAIN THE WLTA 100 ENDORSEMENT.

THE LOAN POLICY OFFERS ADDITIONAL COVERAGE WHICH WILL NOT BE PROVIDED IN THE OWNER'S POLICY TO BE ISSUED, EXCEPT AS SPECIFIED IN THE HOMEOWNER'S ADDITIONAL PROTECTION ENDORSEMENT.

NOTE 4: BASED ON INFORMATION PROVIDED TO THE COMPANY, ON THE DATE OF THIS COMMITMENT IT APPEARS THAT THERE IS LOCATED ON THE LAND:

**LAND ONLY**

KNOWN AS:  
**19403 Whiteman Cove Rd SW**  
**Longbranch, WA 98351**

NOTE 5: THE COUNTY TAX ROLLS DISCLOSE THE CURRENT ASSESSED VALUATIONS AS FOLLOWS:

LAND:	\$22,100.00
IMPROVEMENTS:	\$ 0.00
TOTAL:	\$22,100.00

NOTE 6: IF YOU WOULD LIKE THE COMPANY TO ACT AS TRUSTEE IN THE PROPOSED DEED OF TRUST, PLEASE NOTE THAT "ATTORNEY'S TITLE OF WASHINGTON" MAY ACT AS TRUSTEE OF A DEED OF TRUST UNDER RCW 61.24.010(1).

NOTE 7: THE COMPANY REQUIRES THE PROPOSED INSURED TO VERIFY THAT THE LAND COVERED BY THIS COMMITMENT IS THE LAND INTENDED TO BE CONVEYED IN THIS TRANSACTION. THE DESCRIPTION OF THE LAND MAY BE INCORRECT, IF THE APPLICATION FOR TITLE INSURANCE CONTAINED INCOMPLETE OR INACCURATE INFORMATION. NOTIFY THE COMPANY WELL BEFORE CLOSING IF CHANGES ARE NECESSARY. CLOSING

INSTRUCTIONS MUST INDICATE THAT THE LEGAL DESCRIPTION HAS BEEN REVIEWED AND APPROVED BY ALL PARTIES.

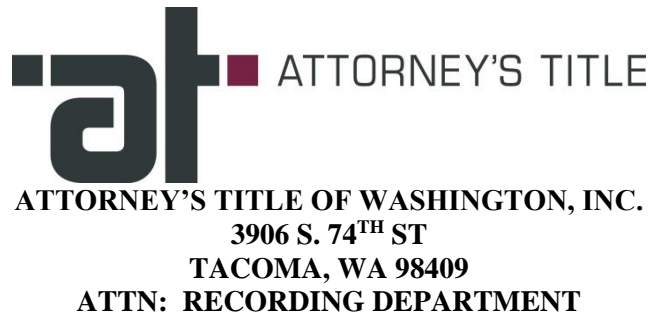
NOTE 8: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

LOT 19, WHITEMAN'S COVE PLAT ONE

NOTE 9: WITHIN THE PAST 24 MONTHS THERE HAS BEEN ONE CONVEYANCE OF RECORD FOR THE PROPERTY DESCRIBED IN SCHEDULE A HEREIN. TITLE WAS ACQUIRED BY VESTEE BY THE FOLLOWING DEEDS:

TREASURER'S DEED RECORDED UNDER RECORDING NO. 201711280131.

NOTE 10: IN ORDER TO ASSURE TIMELY RECORDING, ALL RECORDING PACKAGES SHOULD BE SENT TO:



EFFECTIVE JUNE 7, 2018 RECORDING FEES CHARGED ARE BILLED AS FOLLOWS:

- DEED OF TRUST \$100.00 FOR THE FIRST PAGE AND \$1.00 FOR EACH ADDITIONAL PAGE.
- DEEDS \$99.00 FOR THE FIRST PAGE AND \$1.00 FOR EACH ADDITIONAL PAGE.
- THERE IS AN ADDITIONAL \$4.40 CHARGE PER DOCUMENT FOR E-RECORDING. WHEN E-RECORDING REQUIRES EXCISE CLEARANCE, CHECKS MUST BE MADE PAYABLE TO "ATTORNEY'S TITLE OF WASHINGTON, INC.".
- THERE IS A \$2.00 RETURN MAILING FEE PER DOCUMENT FOR PIERCE COUNTY TRANSACTIONS.

**TO HELP YOU AVOID DELAYS AT CLOSING, WE WOULD LIKE TO MAKE YOU AWARE OUR FINAL RECORDING RUN IS 3:00 PM TO PHYSICALLY RECORD AT THE COUNTY OR 3:30 FOR E-RECORDING.**

**(END OF SCHEDULE B)**

Investigation should be made to determine if there are any sewer treatment capacity charges or if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

In the event this transaction fails to close a cancellation fee will be charged for services rendered.

The Policy committed for or requested may be examined by inquiry at the office that issued the Commitment. A specimen copy of the Policy form(s) referred to in this Commitment will be furnished promptly upon request.

**Prepared by: ME**

**Cc: Landman Inc.**

**Attorney's Title Of Washington**

**Landman Inc.**



## **Attorney's Title Of Washington**

### **Privacy Policy Notice**

#### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Attorney's Title Of Washington**.

We may collect nonpublic personal information about you from the following sources:

- Information we receive about you such as on applications or other forms.
- Information about your transactions we secure from our files, or from others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements.

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

## COMMITMENT FOR TITLE INSURANCE

Issued by



Stewart Title Guaranty Company, a Texas Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefore; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 180 days after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

Countersigned by:

A handwritten signature in cursive script, reading "Ellsina Barradale".

Authorized Countersignature

Attorney's Title of Washington, Inc.

A handwritten signature in cursive script, reading "Stewart".  
Senior Chairman of the BoardA handwritten signature in cursive script, reading "Malcolm Shuman".  
Chairman of the BoardA handwritten signature in cursive script, reading "Michael Salter".  
President



### **CONDITIONS AND STIPULATIONS**

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
  - 1.
  4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
6. The policy to be issued contains an arbitration clause. All Arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at [www.alta.org](http://www.alta.org).

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to a P.O. Box 2029, Houston, Texas 77252

# Assessor-Treasurer Electronic Property Information Profile

## Parcel Map for 9512500190

12/18/2018 01:20 PM



I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

**Pierce County Assessor-Treasurer**  
**Mike Lonergan**  
 2401 South 35th St Room 142  
 Tacoma, Washington 98409  
 (253)798-6111 or Fax (253)798-3142  
[www.piercecountywa.org/atr](http://www.piercecountywa.org/atr)

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### WEBSITE INFORMATION

[Privacy Policy](#)  
[Copyright Notices](#)





Disclaimer: Map features are approximate and have not been surveyed. Additional features not yet mapped may be present.  
Pierce County assumes no liability for variations ascertained by formal survey. 12/18/2018