

Commitment for Title Insurance

Fidelity National Title
3500 188th St. SW, Suite 300
Lynnwood, WA 98037
Phone: (425)771-3031

Title Officer: Bill Fisher / Paula Luxmore / Brenda
McCoy
Email: Unit2@fnf.com
Phone: (425)771-3031
File No.: 611318604TS

Property Address: 608 3rd St Mukilteo, WA 98275



Received by Email

06/17/2022

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ALTA COMMITMENT FOR TITLE INSURANCE

Issued By agent:



Commitment Number:

611318604

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan , President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Authorized Officer or Agent
Julie Sundin

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Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Bill Fisher / Paula Luxmore / Brenda McCoy Fidelity National Title Company of Washington, Inc. 3500 188th St. SW, Suite 300 Lynnwood, WA 98037 Phone: (425)771-3031 Main Phone: (425)771-3031 Email: Unit2@fnf.com	

Order Number: 611318604

SCHEDULE A

1. Commitment Date: June 8, 2022 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Homeowner's Policy of Title Insurance 2013

Proposed Insured:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below		
Proposed Policy Amount:	\$10,500.00		
Premium:		\$	210.00
Tax:		\$	22.26
Rate:	Homeowner's		
Discount(s):	Residential		
Total:		\$	232.26
 - (b) ALTA Loan Policy 2006

Proposed Insured:	Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below or a purchaser		
Proposed Policy Amount:	\$10,500.00		
Premium:		\$	350.00
Tax:		\$	37.10
Rate:	Extended		
Discount(s):	Residential Purchase Loan		
Total:		\$	387.10
3. The estate or interest in the Land described or referred to in this Commitment is:

FEE SIMPLE
4. The Title is, at the Commitment Date, [vested in:](#)

The Heirs and Devisees of Donne Pittman, deceased and Sharon C. Pittman, as her separate estate
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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SCHEDULE A
(continued)

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

For [APN/Parcel ID\(s\): 004598-002-000-00](#)

PARCEL A:

ALL THAT PORTION OF LOTS 7, 8, 9 AND 10, BLOCK 2, GRAVELLE'S ADDITION TO TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN [VOLUME 2, OF PLATS, PAGE 7](#), RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING SOUTHEASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY,

TOGETHER WITH THAT PORTION OF VACATED SECOND AVENUE ON SAID PLAT WHICH WOULD ATTACH THERETO BY OPERATION OF LAW.
EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THOSE PORTIONS DEEDED TO THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY AUDITOR'S FILE NOS. 673698 AND 1859343 FOR STATE HIGHWAY PURPOSES.

PARCEL B:

THAT PORTION OF VACATED BLOCK 3, GRAVELLE'S ADDITION TO TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN [VOLUME 2, OF PLATS, PAGE 7](#), RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING WEST OF THE WEST RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-1, AS DEEDED TO STATE OF WASHINGTON, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 673698,

TOGETHER WITH THAT PORTION OF VACATED SECOND STREET IN SAID PLAT WHICH WOULD ATTACH THERETO BY OPERATION OF LAW.
EXCEPT THAT PORTION OF THE WEST 120 FEET OF SAID BLOCK 3, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 3, NORTH 15° WEST 145 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 3;
THENCE RUNNING NORTH 75°00' EAST 120 FEET AND THE TERMINATION OF SAID LINE;
TOGETHER WITH VACATED PORTION OF SOUTH HALF VACATED SECOND STREET ADJOINING THERETO.
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 3;
THENCE NORTH 75°00' EAST ALONG THE SOUTH LINE OF SAID BLOCK 3, FOR 97.4 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 15°00' WEST FOR 12.00 FEET;
THENCE NORTH 51°31'39" EAST FOR 199.32 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1-1;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 94.5 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID BLOCK 3;

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EXHIBIT "A"
Legal Description

THENCE SOUTH 75°00' WEST ALONG SAID SOUTH LINE 158.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 3;
THENCE NORTH 15° WEST FOR A DISTANCE OF 145 FEET ALONG WESTERLY MARGIN OF SAID BLOCK 3;
THENCE NORTH 75°00' EAST FOR 120 FEET;
THENCE SOUTH 15°00' EAST FOR 93.19 FEET;
THENCE SOUTH 44°09' WEST FOR 36.00 FEET;
THENCE SOUTH 25°43' WEST FOR 44.0 FEET TO AN INTERSECTION WITH THE SOUTHERLY MARGIN OF SAID BLOCK 3;
THENCE SOUTH 75°00' WEST ALONG SAID SOUTHERLY MARGIN OF SAID BLOCK 3, FOR 60 FEET TO THE TRUE POINT OF BEGINNING;
AND FURTHER EXCEPTING THAT PORTION THEREOF DEEDED TO THE STATE OF WASHINGTON DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1859343.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
7. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

9. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of the City of Mukilteo.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State Portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online at <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

10. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.

END OF REQUIREMENTS

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.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

- Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note B: The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note C: 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 LTS. 7, 8, 9 & 10, BLK. 2, GRAVELLE'S ADDN TO TOWN OF MUKILTEO, SNOHOMISH COUNTY, WA
Tax Account No.: 004598-002-000-00
- Note D: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

608 3rd St
Mukilteo, WA 98275
- Note E: Note: The only conveyance(s) affecting said Land, which recorded within 36 months of the date of this report, are as follows:

Recording Date: October 4, 2021
[Recording No.: 202110040504](#)
- Note F: Note: The Company is willing to issue an Extended Coverage Lenders Policy. General Exceptions A through K, inclusive, are hereby deleted.

ALTA 22-06, ALTA 8.1 and ALTA 9-06 Endorsements will issue with the forthcoming lenders policy.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

Note G: Effective October 1, 2014, Fidelity National Title Company offices in Pierce, King, Kitsap and Snohomish Counties will no longer be charging a flat rate recording fee. All files will be charged the actual county recording fees.

For King, Snohomish and Pierce Counties, there is an additional \$4.00 per document electronic recording processing fee.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE

Note H: The language contained in the printed Exceptions from coverage and Conditions and Stipulations of the Policy committed for may be examined by inquiry at the office which issued the Commitment, and a specimen copy of the insurance Policy Form(s) referred to in this commitment will be furnished promptly upon request.

Note I: Investigation should be made to determine if there are any service, installation, maintenance, or connection charges for sewer, water, electricity or Metro Sewer Treatment Capacity Charge.

Note J: In the event the transaction fails to close and this commitment is cancelled, a fee will be charged to comply with the State Insurance Code and the filed schedule of this company.

Note K: Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered and duly filed for record.

Note L: The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

Note M: As part of Fidelity National Title Company's commitment to the environment, we encourage the paperless distribution of our products whenever possible. To help conserve natural resources, we will automatically issue the forthcoming policy(ies) electronically.

Please provide us with a current e-mail address for the new owner and/or lender prior to closing or by emailing unit2@fnf.com. Hard copy versions may be issued upon request.

Note N: Notwithstanding anything to the contrary in this Commitment, if the policy to be is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the Policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Note O: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

Note P: Recording packages for King, Pierce and Snohomish County closings can be sent to any of the closest or most convenient Fidelity Recording offices below:

FNT-Tacoma
5006 Center St, #J
Tacoma, WA 98409
recordingpierce@fnf.com

FNT-Lynnwood
3500 188th Street SW, #300
Lynnwood, WA 98037
recordinglynnwood@fnf.com

Cutoff for hard copy recording releases in **King County** is 2:50 PM, E-Recording cutoff is 3:30 PM.

In **Snohomish County** it is 2:20 PM Monday through Thursday, 1:50 PM on Friday for hard copy, 3:50 PM Monday through Thursday, 2:50 PM on Friday E-Recording.

In **Pierce County** it is 3:30 PM for excise, 4:00 PM for non-excise.

Any releases received after those times will be submitted for recording the following business day.

Note Q: 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 of a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF NOTES

END OF SCHEDULE B, PART I

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS:

A. Rights or claims of parties in possession, or claiming possession, not shown in Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

G. Unpatented mining claims, and all rights relating thereto.

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

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records, or is created, attaches, or is disclosed between the Commitment Date and the date of which all of the Schedule B, Part I - Requirements are met.

SPECIAL EXCEPTIONS:

1. 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 and West Coast Telephone Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 26, 1966
[Recording No.:](#) [1892921](#)
Affects: Portion of subject property

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: May 21, 1954
[Recording No.:](#) [1098527](#)
Affects: Portion of subject property

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

3. Agreement not to protest formation of local improvement district for road construction recorded August 4, 1986 under auditor's file number 8608040381
4. 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 the Plat of Gravelle's addition to town of Mukilteo:

Recording No: 9003055001

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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: 2022
Tax Account Number: 004598-002-000-00
Levy Code: 00667
Assessed Value-Land: \$467,900.00
Assessed Value-Improvements: \$459,700.00

General and Special Taxes: Billed: \$7,793.59
Paid: \$3,896.79
Unpaid: \$3,896.80

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

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

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

Amount: \$564,810.00
Dated: September 25, 2020
Trustor/Grantor: Sharon C. Pittman and Donne Pittman, wife and husband
Trustee: First American Title Company
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for LendUs, LLC
Loan No: 110195637
Recording Date: December 9, 2020
[Recording No.: 202012090377](#)

9. A Deed

From: Sharon C. Pittman, widow of Donne E. Pittman
To: Sharon C Pittman, widow, as to a life estate Daniel M Pittman, a single person, Dale M Pittman, a single person, Donovan D Pittman, a single person, each as their separate respective estates as to the remainder each to an undivided 1/3rd interest
Dated: August 22, 2021
Recording Date: October 4, 2021
[Recording No.: 202110040504](#)

For insurance purposes, the Company is not willing to divest the interest of the following party(ies):

Party(ies): The Heirs and Devisees of Donne Pittman, deceased and Sharon C. Pittman, as her separate estate

10. Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Sharon C. Pittman, if married or a member of a registered domestic partnership.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

11. It appears Donne Pittman is deceased. The Company finds no probate of the decedent's estate in Skagit County. This commitment is therefore subject to the rights of heirs and devisees, creditors (including liens under RCW 43.20B.080), liability for inheritance tax, or other matters that a probate of the estate might disclose.

If we are requested to insure title passing outside of probate, the Company will require the following:

- a. Completed, signed and acknowledged Lack of Probate Affidavits (both the Company's internal underwriting version and the shorter version for recording).
- b. A certified copy of the Death Certificate.
- c. A copy of the Community Property Agreement, if any.
- d. A copy of the decedent's Will and codicils, if any.
- e. A Real Estate Excise Tax Affidavit executed by the inheriting party(ies), to file at the time of recording the Lack of Probate Affidavit, as required by WAC 458-61A-202(6).

The Company reserves the right to make additional requirements upon review.

12. Possible lien against the estate of Donne Pittman, deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs of medical care provided, if any.

This exception will not appear in the policy if the Proposed Insured(s) shown in Paragraph 2 of Schedule A are unrelated to the deceased, are purchasing for fair market value, and Department of Social and Health Services does not record a notice of lien prior to the closing.

13. The lien of any state or federal estate tax by reason of the death of a former owner of said Land,
Decedent: Donne Pittman

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Order No.: 611318604TS
Property: 608 3rd St
Mukilteo, WA 98275

SELLER(S)	
Donovan D. Pittman	
LISTING AGENT	
John L Scott - Mill Creek 15522 Main Street. Ste. P104 Mill Creek, WA 98012 Phone: (425)743-1600 Fax: (425)948-7111	Main Contact: T.C. Hyatt Phone: (425)743-1600 Cell: (425)775-2466 Fax: (425)948-7111 Email: tchyatt@johnlscott.com

**Thank You for specifying Fidelity National Title Company of Washington, Inc.
Your transaction is important to us.**