

Chicago Title Company, Island Division
P.O. Box 790
Friday Harbor, WA 98250
(360) 378-2126

COMMITMENT FOR TITLE INSURANCE

Prepared for: Friday Harbor Escrow Service

SCHEDULE A

Order No: IJ51268

Your Reference No.:

1. **Effective Date:** June 25, 2007 at 8:00 A.M.

2. **Policy or Policies to be issued:**
A. ALTA OWNER'S POLICY 10-17-92:
Standard Coverage

SHORT TERM RATE	
Amount:	\$1,150,000.00
Premium:	\$2,117.00
Tax:	<u>\$163.01</u>
Total:	\$2,280.01

Proposed Insured:

SAN JUAN COUNTY, a municipal corporation, acting through the San Juan County Land Bank

B. ALTA LOAN POLICY 10-17-92:
Extended Coverage

Amount:	
Premium:	
Tax:	-
Total:	

Proposed Insured:

Grand Total: **\$2,280.01**

NOTE: In The event this transaction fails to close and/or request for title insurance is cancelled, a fee will be charged in compliance with the State of Washington Insurance Code and the filed rate schedule of this Company.

3. **The estate or interest in the land which is covered by this Commitment is:**

FEE SIMPLE ESTATE as to Parcel A; and EASEMENT as to Parcel B

4. **Title to the estate or interest in the land is at the effective date hereof vested in:**

ERIC MENG and ELLISON ANNE CADY, husband and wife

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

SEE EXHIBIT 'A' WHICH IS ATTACHED HERETO.

SCHEDULE B

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:

- A. Rights of claims disclosed only by possession, or claimed possession, of the premises.
- B. Encroachments and question of locations, boundary and area disclosed only by inspection of the premises or by survey.
- C. Easements, prescriptive rights, rights-of-way, streets, roads, alleys or highways not disclosed 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 by 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 service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
- G. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- H. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- I. Water rights, claims or title to water.
- J. 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 but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

- END OF GENERAL EXCEPTIONS -

continued

SCHEDULE B

SPECIAL EXCEPTIONS:

1. THRU 5. SEE **SCHEDULE B-001** WHICH IS HERETO ATTACHED.

6. The Lien of Real Estate Excise Tax upon any sale of said premises, in the amount of 1.53% of the sales price, if unpaid, and;
The Lien of San Juan County Land Bank Real Estate Tax upon any purchase of said premises, in the amount of 1% of the purchase price, if unpaid.
7. General taxes for the second half of 2007, which become delinquent November 1, if unpaid
Amount due: \$1,961.20
Total Amount: \$3922.41 billed for 2007
Tax Parcel No.: 142113004
Assessed Value: \$580,160.00
All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.

- END OF SPECIAL EXCEPTIONS -

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(S):

1. According to the County Assessors Rolls the property address is:

**324 Chadwick Road
Lopez Island WA 98261**
2. If an abbreviated legal description is required, it can read as follows:

Ptn Gov Lot 3, 21-34-1
3. If a new Deed of Trust is to be recorded and the following company is to be appointed Trustee, the correct name is Chicago Title Company of Washington, a Washington corporation.

- END OF SCHEDULE B -

LLR/rmc

SCHEDULE C

The following are the requirements to be complied with:

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

- END OF SCHEDULE C -

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, declared by instrument(s);
Recorded: February 4, 1969
Auditor's No(s): 70689, records of San Juan County, Washington
For: Ingress, egress and utilities
Affects: Parcel B
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 3, 1964
Auditor's No(s): 58869, records of San Juan County, Washington
For: Well and water lines
Affects: **Note:** The exact location and extent of said easement is not disclosed of record.
3. Right, title and interest of;
Name: Adjoining property owner to the East
Disclosed by: Record of Survey filed in Book 6 of Surveys, pages 93 and 93A, records of San Juan County, Washington
Affects: That area designated as overlap on said survey
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Any question that may arise due to shifting or change of the line of high water of Rosario Strait or due to Rosario Strait having shifted or changed it's line of high water.

- END OF SCHEDULE B-001 -

EXHIBIT "A"

PARCEL A:

That part of Government Lot 3, Section 21, Township 34 North, Range 1 West, W.M., in San Juan County, Washington, lying Westerly of and Northerly of the following described line:

Beginning at the Southwest corner of tract of land as described in Auditor's File No. 58869, records of said County; THENCE South 70°30' West 350 feet along the North line of that certain easement as described in Auditor's File No. 70689, records of said County; THENCE Northerly and parallel with the West line of aforesaid tract of land as described under Auditor's File No. 58869, records of said County to the line of ordinary high tide (also being the Northwest corner of tract of land described under Auditor's File No. 90972, records of said County) and TRUE POINT OF BEGINNING of said line; THENCE Southerly and parallel with West line of aforesaid tract described under Auditor's File No. 58869 to North line of easement described in Auditor's File No. 70689; THENCE South 70°30' West along North line of said easement tract to West line of said Government Lot 3 and terminus of said line.

PARCEL B:

An easement for ingress and egress and the conveyance of utilities as granted and established by instrument recorded under Auditor's File No. 70689, records of said County;

EXCEPT that portion thereof lying within County Road as conveyed to San Juan County by deed recorded under Auditor's File No. 75855, records of said County.

- END OF EXHIBIT "A" -

GOV'T LOT 3

44.70 Ac Original
42.78 " Adjusted

(13004)
8.60 Ac
725' WF

(13002)
8.17 Ac
760' WF

GOV'T LOT 4

26.85 Ac Original
28.07 " Adjusted

(14001) 8.64 Ac
1345' WF
500' Eas

(13001) 1.84 Ac
1277.5'

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. It is not guaranteed as to accuracy and the Company assumes no liability for any loss occasioned by reason of reliance thereon.

(13003)
22.61 Ac

SUMMARY

22.61 Ac Gov't Lot 3	
39 " " " 4	
18.31 " " " 5	
41.31 Ac Total	
1950' WF	

(14005) 2.31 Ac
33 Ac
4.33 Ac
37 Ac
307.16
307.16
63 Ac
12.72 Ac
328.5'

(14002) 4.66 Ac
335' WF

(14003) 4.07 Ac
300' WF

(14004) 13.35 Ac
1425' WF

Scale 1" = 100'

All dimensions to nearest 1/10 ft

SAN JUAN COUNTY WASHINGTON