

Commitment for Title Insurance

Fidelity National Title
5006 Center Street, Suite J
Tacoma, WA 98409
Phone: (253)272-4070

Title Officer: Pattie Bacque / Paul Chatterton / Marian Scott
Email: Unit21@fnf.com
Phone: (253)272-4070
File No.: 611181144

Property Address: 1220 7th Ave SW Puyallup, WA 98371

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SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

611181144 - SECOND

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Sitts & Hill Engineers, Inc.

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.

Fidelity National Title Company of Washington
5006 Center Street, Suite J
Tacoma, WA 98409

Countersigned By:

Authorized Officer or Agent



Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:
Title Officer: Pattie Bacque / Paul Chatterton / Marian Scott Fidelity National Title Company of Washington 5006 Center Street, Suite J Tacoma, WA 98409 Phone: (253)272-4070 x1 Fax: (877)236-3757 Main Phone: (253)272-4070 Email: Unit21@fnf.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.35

Effective Date: November 24, 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:](#)

Straightline Construction & Development LLC, a Washington limited liability co. and Pyhena Investments, LLC, a Washington limited liability co.

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

For APN/Parcel ID(s): [550520-2290](#)

THE WEST 55 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6, BLOCK 54, SECOND MAPLEWOOD ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 4 OF PLATS, PAGE\(S\) 42](#) & 43 IN PIERCE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF PIERCE, 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. 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 Second Maplewood Addition to Puyallup:

Recording No: 118875

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 13, 1985

[Recording No.: 8506130148](#)

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:	2018
Tax Account No.:	550520-2290
Levy Code:	096
Assessed Value-Land:	\$197,400.00
Assessed Value-Improvements:	\$137,500.00

General and Special Taxes:

Billed:	\$4,553.32
Paid:	\$2,276.66
Unpaid:	\$2,276.66

4. 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:	2019
Tax Account No.:	550520-2290
Levy Code:	096
Assessed Value-Land:	\$238,000.00
Assessed Value-Improvements:	\$176,000.00

General and Special Taxes:

Billed:	\$4,957.63
Paid:	\$0.00
Unpaid:	\$4,957.63

SCHEDULE B

(continued)

5. 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.: 550520-2290
Levy Code: 096
Assessed Value-Land: \$232,000.00
Assessed Value-Improvements: \$187,000.00

General and Special Taxes:

Billed: \$4,937.04
Paid: \$0.00
Unpaid: \$4,937.04

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

Amount: \$401,625.00
Dated: October 23, 2017
Trustor/Grantor: Straightline Construction & Development, LLC and Pyhena Investments, LLC
Trustee: Cascade Trustee Services, Inc.
Beneficiary: Eastside Funding, LLC, a Washington limited liability company
Recording Date: October 25, 2017
[Recording No.: 201710250713](#)

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

Amount: \$53,550.00
Dated: October 23, 2017
Trustor/Grantor: Straightline Construction & Development, LLC and Pyhena Investments, LLC
Trustee: Cascade Trustee Services, Inc.
Beneficiary: Eastside Funding, LLC, a Washington limited liability company
Recording Date: October 25, 2017
[Recording No.: 201710250714](#)

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

Amount: \$100,000.00
Dated: November 29, 2017
Trustor/Grantor: Pyhena Investments LLC, a Washington LLC and Nehal Raval, a married man, Straightline Construction & Development LLC, a Washington LLC and Mike Torrance, a married man
Trustee: Chicago Title
Beneficiary: Bhrara Investments LLC
Recording Date: December 12, 2017
[Recording No.: 201712120371](#)

9. 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.

NOTES:

SCHEDULE B
(continued)

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:

LTS. 5 & 6 & PTN. LT. 4, BLK. 54, SECOND MAPLEWOOD ADD. TO PUYALLUP
Tax Account No.: 550520-2290

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

1220 7th Ave SW
Puyallup, WA 98371

END OF SCHEDULE B