

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

COMMITMENT FOR TITLE INSURANCE

Prepared for: Stewart National Title Services

SCHEDULE A

Order No.: IJ-51437

Your Reference No.: 07333967

1. Effective Date: September 14, 2007, at 8:00 a.m.

2. Policies to be issued:

A. Standard ALTA Owner's Policy - 10/17/92

Amount:	[REDACTED]
Premium:	\$2,538.00
Tax:	<u>\$195.43</u>
Total:	\$2,733.43

Proposed Insured:

TO COME

B. Extended ALTA Loan Policy - 10/17/92

Amount:	TO COME
Premium:	\$350.00
Tax:	<u>\$26.95</u>
Total:	\$376.95

Proposed Insured:

TO COME

GRAND TOTAL: \$3,110.38

NOTE: In the event this transaction fails to close and/or the 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

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

PIET VISSER and HOLBROOK VISSER, husband and wife

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

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO

SCHEDULE B

Order No.: IJ-51437

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

GENERAL EXCEPTIONS:

- A. Rights or claims disclosed only by possession, or claimed possession, of the premises.
- B. Encroachments and questions of location, 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.

SPECIAL EXCEPTIONS:

- 1. THRU 7. See **SCHEDULE B-001** which is attached hereto.
- 8. To provide an extended coverage loan policy, General Exceptions A, B, C and D are hereby deleted.

Continued . . .

SCHEDULE B (Continued)

9. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of



Dated: April 5, 2005
 Recorded: April 28, 2005
 Auditor's No.: 2005 0428028, records of San Juan County, Washington
 Grantor: PIET VISSER and HOLBROOK VISSER, husband and wife
 Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
 Beneficiary: KEYBANK NATIONAL ASSOCIATION

10. 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.

11. General taxes for the second half of 2007, which become delinquent November 1, if unpaid

AMOUNT DUE: \$3,498.23
 Total amount: \$6,996.46 billed for 2007
 Tax Parcel No.: 351521004
 Assessed Value: \$1,070,580.00

Note: All County Treasury Offices in Washington State now require the Assessed Value be on the Real Estate Excise Tax Affidavits.

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 excluded from coverage or are not matters covered under the insuring provisions of the policy.

NOTE(S)

1. According to the San Juan County Assessors Rolls the property address is

164 Songbird Road
 Friday Harbor, WA 98250

2. The abbreviated legal description is as follows:

Ptn NE-NW, 15-35-3

3. If a new Deed of Trust is to be recorded AND if the following company is to be appointed Trustee, the correct name is Chicago Title Company of Washington, a Washington Corporation.

- END OF SCHEDULE B -

SCHEDULE C

Order No.: IJ-51437

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.
2. The legal description was not included in the application for title insurance. The legal description contained herein was taken from the record and the presumed intention of the parties to the transaction. Said description must be examined and approved by all parties prior to closing.
3. Due to the homestead law, any contract, conveyance, or encumbrance **MUST** be executed by vestee and spouse, if married, if the premises is/or will be their residence.
4. The amount of coverage was not furnished in the application for title insurance; when disclosed, the premium will be adjusted accordingly.
5. The names of the proposed insured were not furnished in the application for title insurance, and when disclosed will be subject to such matters as may be found by a search of the records against said names.

- END OF SCHEDULE C -

IJ-51437

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: May 22, 1991
Auditor's No.: 91173305, records of San Juan County, Washington
In favor of: ORCAS POWER AND LIGHT COMPANY
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: May 23, 2003
Auditor's No.: 2003 0523040, records of San Juan County, Washington
For: Access and utility purposes
Affects: Southerly and Easterly portions of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

3. Covenants, conditions and restrictions contained in instrument 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 or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: May 23, 2003
Auditor's No.: 2003 0523040
Executed by: Otto Rombouts

4. Covenants, conditions, and restrictions contained in declaration of restrictions 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 or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: May 27, 2003
Auditor's No.: 2003 0527033, records of San Juan County, Washington
Executed by: Otto R. Rombouts

Continued...

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SCHEDULE B-001

5. Covenants, conditions, and restrictions contained in declaration of restrictions 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 or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 10, 2003
Auditor's No.: 2003 1110031, records of San Juan County, Washington
Executed by: Mary McCreedy and Shelly L. Easterday

6. Covenants, conditions, and restrictions contained in declaration of restrictions 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 or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 10, 2003
Auditor's No.: 2003 1110032, records of San Juan County, Washington
Executed by: Mary McCreedy and Shelly L. Easterday

7. Agreement, including the terms, covenants, and provisions thereof, entered into
Recorded: December 23, 2003
Auditor's No.: 2003 1223038, records of San Juan County, Washington
Providing: Septic system

- END OF SCHEDULE B-001 -

IJ-51437

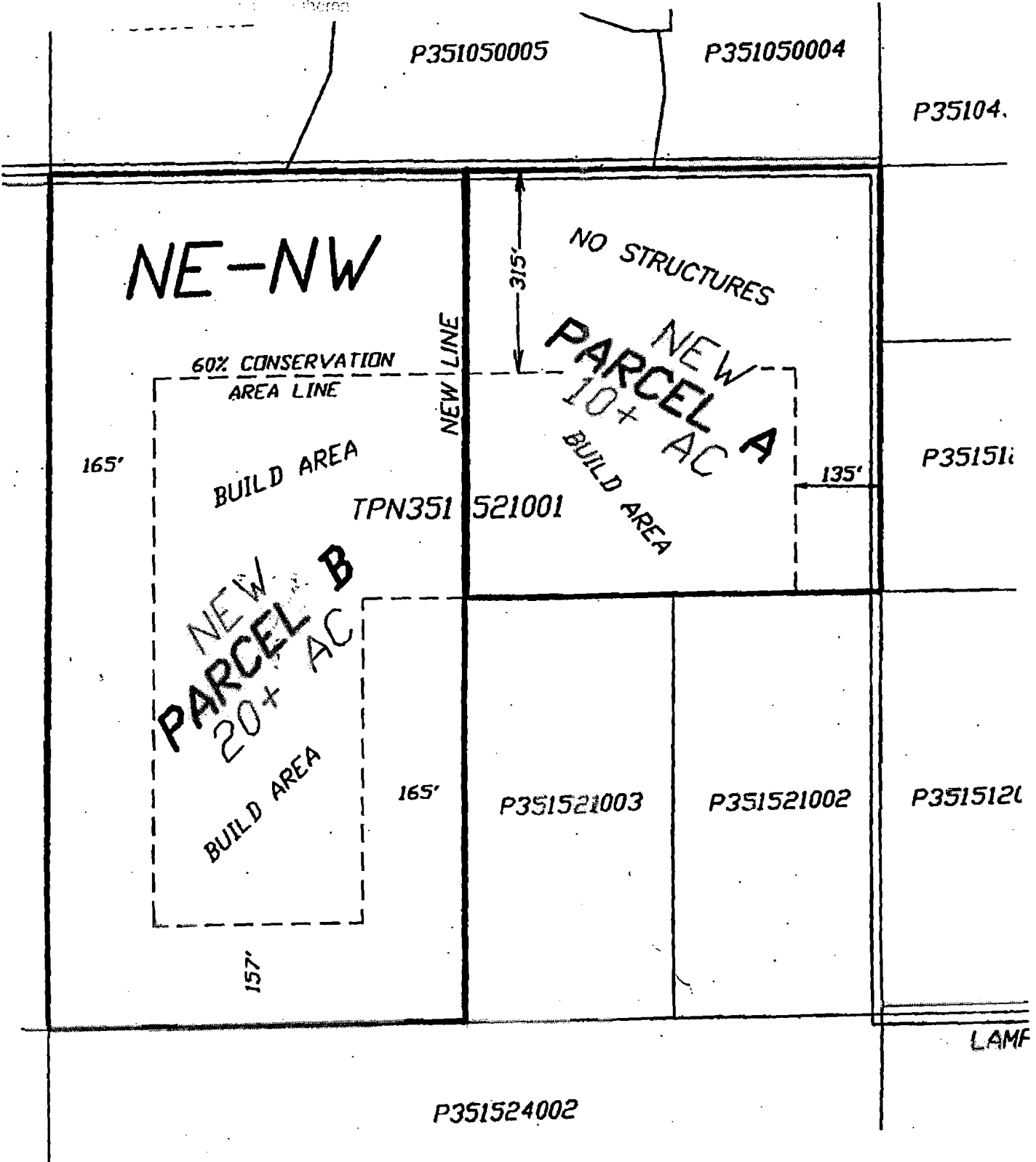
EXHIBIT "A"

The Northeast quarter of the Northeast quarter of the Northwest quarter of Section 15,
Township 35 North, Range 3 West, W.M., San Juan County, Washington;

EXCEPT that portion conveyed to San Juan County for road purposes at Volume 16 of
Deeds, Page 96, records of San Juan County, Washington.

- END OF EXHIBIT "A" -

THE INFORMATION
HEREIN IS FOR
YOUR INFORMATION ONLY
AND IS NOT TO BE
RELIED UPON AS TO ACCURACY
OR COMPLETENESS. THE
DRAWING IS THE PROPERTY OF
THE ENGINEER AND NO
RESPONSIBILITY FOR ANY LOSS
OR DAMAGE THEREON



LAMP

Auditor File #: 2003 1110032

AFTER RECORDING MAIL TO:
Mr. and Mrs. Piet Visser
584 Kingfisher Lane
Friday Harbor, WA 98250
SAN JUAN COUNTY WASH.

REAL ESTATE EXCISE TAX
AMOUNT PAID \$ 5945.50

NOV 10 2003

LB 060557
Kathy Turnbull
COUNTY TREASURER

SWD

Recorded at the request of:

CHICAGO TITLE INSURANCE C

on 11/10/2003 at 15:21

Total of 3 page(s) Fee: \$ 21.00

SAN JUAN COUNTY, WASHINGTON
SIA. STEPHENS, AUDITOR

RHONDAP

STATUTORY WARRANTY DEED

Escrow No. 20034013-NF
Title Order No. SJ-47186

THE GRANTOR MARY McCREADY, A Single Woman and SHELLY L. EASTERDAY, A Single Woman

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to PIET VISSER and HOLBROOK VISSER, Husband and Wife the following described real estate, situated in the County of San Juan, State of Washington:

Legal Description (abbreviated): Ptn NE-NE, S15, T35N, R3W, W.M.

Assessor's Property Tax Parcel/Account Number(s): 351521004

The Northeast quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 35 North, Range 3 West, W.M., San Juan County, Washington.

EXCEPT that portion conveyed to San Juan County for road purposes at Volume 6 of Deeds, page 96, records of San Juan County, Washington.

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

SUBJECT TO additional restrictive covenants as set forth in attached Exhibit "B", which is incorporated herein by this reference as though fully set forth.

Dated: November 4, 2003

Mary McCready
MARY McCREADY

Shelly L. Easterday
SHELLY L. EASTERDAY

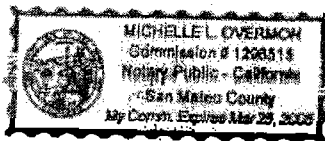
State of California

County of San Mateo }ss.

I certify that I know or have satisfactory evidence that MARY McCREADY and SHELLY L. EASTERDAY are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 7, 03

Michelle Overmon
Notary Public in and for the State of Washington California
Residing at Mendo Park, CA
My appointment expires March 25, 2005



LPB-10

Escrow No. 20034013-NF

EXHIBIT "A"

SUBJECT TO:

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Auditor's No.: 91173305, records of San Juan County, Washington
In favor of: ORCAS POWER AND LIGHT COMPANY
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Affects: Said premises, the exact location and extent of said easement is undisclosed of record

2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: May 23, 2003
Auditor's No.: 2003 0523040, records of San Juan County, Washington
For: Access and utility purposes
Affects: Southerly and Easterly portions of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

3. Covenants, conditions and restrictions contained in instrument;
Recorded: May 23, 2003
Auditor's No.: 2003 0523040
Executed by: Otto Rombouts

4. Covenants, conditions, and restrictions contained in declaration of restrictions but Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons;
Recorded: May 27, 2003
Auditor's No.: 2003 0527033, records of San Juan County, Washington
Executed by: Otto R. Rombouts

