



THURSTON
COUNTY TITLE

**HOW TO READ A
PRELIMINARY TITLE REPORT**

SCHEDULE A EXAMPLE

Identifies the Escrow officer assigned to the transaction.

Identifies the title order for the subject property.

Identifies the title officer who examined the title of the subject property.


This date is the date and time up to which the matters related to the title subject property have been examined.

Identifies the type of policy coverage we are prepared to issue and the scope of the insurance, coverage amounts, as well as the premiums for each type of coverage to be issued.

A Fee (the word "estate" is used to express the degree, quantity, nature, duration, or extent of an interest land) A fee simple is the highest type of estate or interest an owner can have in land, freely transferable and inheritable, and whose owner is entitled to possession.

Identifies the owner of record and how title is held.

Description of land covered in this report.



THURSTON COUNTY TITLE

Thurston County Title Company
105 8th Ave SE, Olympia, WA 98501
Phone: 360-943-7300 Fax: 360-357-8562

Agent for
Old Republic National Title Insurance Company
ALTA COMMITMENT

SCHEDULE A

Title Officer: **Joe Smith**

Escrow Officer: **Jill Smith**

Ref: **DOE / BUYER**

Order No.: **TH12345A**

Reference No.: **006789**

Add'l Ref:

1. EFFECTIVE DATE: **January 01, 2020 at 8:00 AM.**
2. POLICY OR POLICIES TO BE ISSUED:

a. ALTA HOMEOWNER'S REV. 12/02/13	Amount	\$300,000.00
Proposed Insured: BOB BUYER and SUE BUYER, husband and wife		
b. ALTA 2006 EXTENDED LOAN POLICY	Amount	\$250,000.00
Proposed Insured: BANK / LENDER		
c. ALTA 2006 STANDARD LOAN POLICY	Amount	
Proposed Insured:		

PREMIUM INFORMATION:

a. HOMEOWNER'S RATE	\$786.00	Tax:	\$73.10	Total:	\$859.10
b. RES. PURCHASE LOAN RATE	\$468.00	Tax:	\$43.52	Total:	\$511.52
c.		Tax:		Total:	
3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS:
Fee Simple
4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN:
JOHN DOE and JANE DOE, husband and wife
5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:
LOT100 OF LARGE LOT SUBDIVISION NO. LLS-1111, AS RECORDED FEBRUARY 24, 1983 UNDER AUDITOR'S FILE NO. 1234567.

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Commitment No.: TH12345A

SCHEDULE B - SECTION I

REQUIREMENTS:

1. INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.
2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.
3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.
4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HERewith IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

END OF SCHEDULE B - SECTION I REQUIREMENTS

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Identifies items that may be needed to clear title and proceed to close.

SCHEDULE B EXAMPLE (CONT.)

General and specific requirements which must be met in order for the commitment for the title insurance to be issued. In this example items A-K are General requirements and items 1-9 are specific to this transaction.

Commitment No.: TH12345A

SCHEDULE B - SECTION II

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 OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- 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 EMPLOYEES 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. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- H. RESERVATIONS OR 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. 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 FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT

END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS

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Commitment No.: TH12345A

SPECIAL EXCEPTIONS:

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

NOTE: EXCISE TAX OF 1.78% IS DUE ON THE SALES PRICE OF ALL PROPERTY IN THURSTON COUNTY EXCEPT RAINIER TAX CODE 310, WHERE IT IS 1.53%.

2. GENERAL TAXES FOR 2020 IN THE ORIGINAL AMOUNT OF \$4,400.00. TAX ACCOUNT NO. 123-45-67890. (AREA CODE 111, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

3. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
 GRANTOR: JOHN AND JANE DOE, HUSBAND AND WIFE
 TRUSTEE: THURSTON COUNTY TITLE COMPANY
 BENEFICIARY: BANK
 AMOUNT: \$248,000.00
 DATED: November 13, 2017
 RECORDED: November 20, 2017
 AUDITOR'S FILE NO.: 1234567

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
 RECORDED: October 22, 1980
 AUDITOR'S FILE NO.: 1234567

SAID COVENANTS ARE A RE-RECORD OF INSTRUMENT RECORDED JULY 11, 1978 UNDER AUDITOR'S FILE NO. 1234567.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY INSTRUMENT:
 RECORDED: July 17, 1980
 AUDITOR'S FILE NO.: 1234567

5. EASEMENT, OR QUASI-EASEMENT, DEDICATED IN SAID PLAT FOR THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS.

6. EASEMENT PROVISIONS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY AND PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF SIDE BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

7. RIGHT OF HOMEOWNER'S ASSOCIATION TO LEVY AND COLLECT ASSESSMENTS AS PROVIDED FOR IN ARTICLES OF INCORPORATION AND BY-LAWS.
8. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY HOMEOWNER'S ASSOCIATION.
9. PARAGRAPHS A THROUGH K UNDER GENERAL EXCEPTIONS HEREIN ARE DELETED FOR THE EXTENDED COVERAGE LOAN POLICY.

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

Excise tax is the state and local sales tax to be paid by the seller at the time the Deed records.

Identifies the property taxes, the tax year is from July 1st through June 30th. Although the new tax begins July 1st, the tax amount is not certified by the county until early October. The report will show a lien in the amount "to be determined" if the date of closing is after July 1st and prior to taxes being certified.

If there is an amount owing, or unpaid; the unpaid amount must be paid as they affect the lenders lein position and the owner's policy.

A Deed of Trust was recorded against the property. Escrow will order a payoff from the current beneficiary of record.

Identifies if there are any covenants, conditions, restrictions (cc&r's), easements or other may affect the subject property.

Identifies the Homeowners association and gives them the right to collect dues and assessments, if any.



SCHEDULE C EXAMPLE

Identifies the property address for the subject property.

Commitment No.: TH12345A

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

105 8TH AVE SE
OLYMPIA, WA 98501

b. ACCORDING TO THE RECORDS OF THURSTON COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	123-45-67890
LAND:	\$82,200.00
IMPROVEMENTS:	\$190,000.00
TOTAL:	\$272,200.00

c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

LOT 100 LLS-1111

d. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

THE LAST RECORDED TRANSFER OR AGREEMENT TO TRANSFER THE LAND DESCRIBED HEREIN IS AS FOLLOWS:

INSTRUMENT:	QUIT CLAIM DEED
GRANTOR:	JIM A. DOE, A SINGLE MAN
GRANTEE:	JOHN AND JANE DOE, HUSBAND AND WIFE
RECORDED:	May 31, 2007
AUDITOR'S FILE NO.:	1234567

e. WE FIND NO PERTINENT MATTER OF RECORD AGAINST BOB BUYER and SUE BUYER, THE FORTHCOMING BUYER(S)/BORROWER(S).

END OF SCHEDULE B- SECTION II NOTES

Authorized Signature
rld