No. 26-6080

APPENDIX TO SUPPLEMENTAL BRIEF OF PETITIONER (RULE 15.8)

App. 1–2 Letter from Chicago Title Insurance Company and Chicago Title Company to the Washington State Office of the Insurance Commissioner, OIC File No. 1804272, dated November 11, 2026

App. 3–4 Chicago Title escrow file, Order No. 0274497-04: escrow officer's email to the lender, June 21, 2024, 11:19 a.m., and the lender's reply placing the loan on hold, 1:08 p.m.

App. 5–7 Annual Report of Northwest Motorsport, LLC (UBI 601 756 158), filed with the Washington Secretary of State September 18, 2026 (public record; status: active)

App. 8 Respondents' Waiver, No. 26-6080, filed November 16, 2026, with corporate disclosure statement

App. 1–4 were provided to Petitioner by the Washington State Office of the Insurance Commissioner on November 17, 2026. App. 5–8 are public records. The Seattle Credit Union loan number on App. 3–4 is redacted by Petitioner; nothing else is altered.

CHICAGO TITLE INSURANCE COMPANY

2533 North 117th Avenue • Omaha, NE 68164-3679 • Tel: (402) 498-7000 • Fax: (402) 496-8802

November 11, 2026

Jessica Bullington
Washington State Office of the Insurance Commissioner
Jessica.Bullington@oic.wa.gov

RE:	**OIC File No.**	**1804272**
	Claim No.:	1017713
	Order No.:	0274497-04 ("Transaction")
	Complainant:	Marcus Smith
	Property:	16825 N. 163rd Pl SE, Renton, WA 98058 (the "Property")

Dear Ms. Bullington,

Please allow this letter to serve as a response on behalf of Chicago Title Insurance Company ("CTIC") and Chicago Title Company ("CTC") (collectively, the "Companies") regarding the complaint submitted by Marcus Smith to the Washington State Office of the Insurance Commissioner on October 22, 2026 ("Complaint").

The facts of this matter, as the Companies understand them, are as follows: On March 18, 2024, a judgment in the amount of $75,653.71 against the Complainant was recorded in the real property records of King County, Washington ("Judgment"), in favor of Northwest Motorsport, LLC ("Creditor").

On or around May 31, 2024, CTC opened Order 0274497-04 (the "Transaction"), a refinance transaction between the Complainant and Seattle Credit Union ("SCU"). SCU instructed CTC that the proposed loan amount was $334,000, to be secured as a second priority lien against the above-captioned Property. An ALTA Commitment for Title Insurance was prepared and issued to SCU with a Commitment Date of May 21, 2024 ("Commitment"), through which CTIC offered to issue an insurance policy in favor of SCU. The Commitment reflected the Judgment in the following Schedule B, Part II, Special Exception:

> *The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company: [...]*
>
> *9. A judgment, for the amount shown below, and any other amounts due:*
>
> | | |
> |---|---|
> | *Amount:* | *$75,653.71* |
> | *Against:* | *Marcus D. Smith* |
> | *In Favor of:* | *Northwest Motorsport, LLC* |
> | *Date entered:* | *March 18, 2024* |

Judgment Number: *24-2-05914-8*

In accordance with Washington law, industry standards, and Company underwriting guidelines, removal of Special Exception 9 from the Commitment required a recorded Satisfaction of Judgment. Absent a recorded Satisfaction of Judgment, the contemplated policy in favor of SCU would take exception to the Judgment and resultingly insure a third priority lien upon the Property. Because CTC was instructed that the proposed loan must be secured in second position, the Transaction could not close unless the Complainant could obtain a Satisfaction of Judgment from the Creditor.

In response to the inquiry in the Complaint, there were no updates, revisions, or additions to the escrow instructions made between June 20 and 21, 2024. As demonstrated within the Complaint, on June 20, the Complainant instructed CTC to pay the Judgment at closing via the SCU loan proceeds. However, on June 21, the Creditor's attorney informed CTC and the Complainant that it would not record a Satisfaction of Judgment upon payment unless the Complainant dismissed his ongoing litigation against the Creditor. CTC's role did not extend to negotiating with creditors, providing legal advice, or preparing documents necessary to satisfy or release liens. These matters fall outside the scope of title and escrow services.

On or around June 28, 2024, a Satisfaction of Judgment executed by the Creditor's attorney was deposited into escrow. As such, the Transaction closed on or around July 3, 2024. CTIC issued a Loan Policy of Title Insurance insuring SCU's deed of trust without exception for the Judgment, in second priority position upon the Property.

Enclosed with this letter is a complete copy of the closing file from the Transaction in support of the Company's position, with personally identifying and financially sensitive information redacted.

If you have any questions or would like to discuss this matter further, please contact me at 402-498-7005 or darren.florin@fnf.com. Thank you.

Sincerely,

Darren Florin
Claims Counsel, AVP

2533 North 117th Avenue • Omaha, NE 68164-3679 • Tel: (402) 498-7000 • Fax: (402) 496-8802

Lawson, Jamie

From: Jackie Engholm <Jackie.Engholm@SeattleCU.COM>
Sent: Friday, June 21, 2024 1:08 PM
To: Lawson, Jamie
Cc: Mortgage Funding; Allison Garnett; Desiree Price
Subject: RE: [redacted]/Statement for your Review and Approval - Order #0274497-04 - 16825 163rd Place SE - Marcus Smith

IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company.

Hi Jamie,

I have notified the team as to the status of closing and we will be on hold until we receive further communication from you as to proceeding with closing.

Please shred the current loan docs you have. We will need to prepare new loan docs when and if the borrower can proceed to closing.

Thank You,

Jackie Engholm
Sr. Closer/Funder
Direct 206-274-5947
Toll Free **800-334-2489**
Fax 206-398-5672
Funding@seattlecu.com
Seattle Metropolitan Credit Union

****Please note: Our offices will be closed on Wednesday, June 19th in observance of the Juneteenth holiday****



We Are [redacted] Invested Inventive.
We Are Seattle Credit Union.

From: Lawson, Jamie <Jamie.D.Lawson@ctt.com>
Sent: Friday, June 21, 2024 11:19 AM
To: Jackie Engholm <Jackie.Engholm@SeattleCU.COM>
Cc: Mortgage Funding <Funding@seattlecu.com>; Allison Garnett <Allison.Garnett@seattlecu.com>; Desiree Price <Desiree.Price@seattlecu.com>
Subject: RE: [redacted]/Statement for your Review and Approval - Order #0274497-04 - 16825 163rd Place SE - Marcus Smith

CAUTION: This email originated from **outside** Seattle Credit Union. Be mindful of suspicious links and/or attachments.

This message was sent securely using Zix®

Hello Jackie

Per the attorney for the judgement there is currently an appeal open with the court and they are not willing to prepare a Satisfaction of judgement, payment or not. Upon the borrower dismissing the appeal the Attorney would then move forward with the satisfaction of judgement.

Per Marcus Smith, he is not being represented and is not wanting to dismiss the appeal as he believes he has a right to an appeal. I have explained to him the satisfaction of judgment is a requirement of closing to assure the HELOC lender is in 2nd lien position.

At this time we are on hold. I will update you if anything changes in the near future

Thank you

Jamie Lawson
Escrow Officer
LPO#11224 & WA License #153001271

D: 425-749-2867 O: 425-856-9760
F: 844-894-6840
E: Jamie.D.Lawson@ctt.com

CHICAGO TITLE OF WASHINGTON
15215 SE 272nd Street, #101 | Kent, WA 98042



From: Jackie Engholm <Jackie.Engholm@SeattleCU.COM>
Sent: Friday, June 21, 2024 10:28 AM
To: Lawson, Jamie <Jamie.D.Lawson@ctt.com>
Cc: Mortgage Funding <Funding@seattlecu.com>; Allison Garnett <Allison.Garnett@seattlecu.com>; Desiree Price <Desiree.Price@seattlecu.com>
Subject: RE: [redacted]/Statement for your Review and Approval - Order #0274497-04 - 16825 163rd Place SE - Marcus Smith

You don't often get email from jackie.engholm@seattlecu.com. Learn why this is important
IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company.
Hello Jamie,

WASHINGTON
Secretary of State
Corporations & Charities Division

Filed
Secretary of State
State of Washington
Date Filed: 09/18/2026
Effective Date: 09/18/2026
UBI #: 601 756 158

Annual Report

BUSINESS INFORMATION

Business Name:
NORTHWEST MOTORSPORT, LLC

UBI Number:
601 756 158

Business Type:
WA LIMITED LIABILITY COMPANY

Business Status:
ACTIVE

Principal Office Street Address:
4401 COLWICK ROAD, CHARLOTTE, NC, 28211, UNITED STATES

Principal Office Mailing Address:
4401 COLWICK ROAD, CHARLOTTE, NC, 28211

Expiration Date:
12/31/2027

Jurisdiction:
UNITED STATES, WASHINGTON

Formation/Registration Date:
12/12/1996

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:
RETAIL, AUTOMOTIVE SALES & SERVICE

REGISTERED AGENT RCW 23.95.410

Registered Agent Name	Street Address	Mailing Address
C T CORPORATION SYSTEM	711 CAPITOL WAY S STE 204, OLYMPIA, WA, 98501-1267, UNITED STATES	711 CAPITOL WAY S STE 204, OLYMPIA, WA, 98501-1267, UNITED STATES

PRINCIPAL OFFICE

Phone:

Email:
LORI.FRANZ@SONICAUTOMOTIVE.COM

Street Address:
4401 COLWICK ROAD, CHARLOTTE, NC, 28211, USA

Mailing Address:
4401 COLWICK ROAD, CHARLOTTE, NC, 28211, USA

GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		CHRISTIAN	CELLINI
GOVERNOR	INDIVIDUAL		CHRISTIAN G.	SAFFER
GOVERNOR	INDIVIDUAL		DANIEL	WIELAND
GOVERNOR	INDIVIDUAL		HEATH R.	BYRD
GOVERNOR	INDIVIDUAL		JEFF	DYKE
GOVERNOR	INDIVIDUAL		JOHN	RUSS
GOVERNOR	INDIVIDUAL		STEPHEN K.	COSS

NATURE OF BUSINESS

- RETAIL, AUTOMOTIVE SALES & SERVICE

EFFECTIVE DATE

Effective Date:
09/18/2026

CONTROLLING INTEREST

State law requires the following information to be collected for the Department of Revenue. Answer the Real Estate Excise Tax (REET) questions accordingly.

All answers are initially defaulted to "No". Review for accuracy and change the answers to "Yes" if applicable.

- If the answers to questions 1 and 2a are "Yes" you must report a **Controlling Interest Transfer** to Department of Revenue per RCW 82.45.220
- Indicate by checking "Yes" or "No" to question 3 if the documentation has been filed with the Department of Revenue.

For more information about Controlling Interest, contact Department of Revenue by visiting www.dor.wa.gov/REET

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?
- No
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?
- No
   a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?
- No
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?
- No

RETURN ADDRESS FOR THIS FILING

Attention:
Email:
CLS-CTARMSEVIDENCE@WOLTERSKLUWER.COM
Address:

UPLOAD ADDITIONAL DOCUMENTS

Do you have additional documents to upload? - **No**

EMAIL OPT-IN

☐ By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

AUTHORIZED PERSON

☐ I am an authorized person.

Person Type:
INDIVIDUAL

First Name:
RENEICE

Last Name:
BARNES

Title:
POWER OF ATTORNEY

☑ This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.

W A I V E R

Supreme Court of the United States

No. 26-6080

Marcus D. Smith (Petitioner) v. Northwest Motorsport, Inc., et al (Respondent)

I DO NOT INTEND TO FILE A RESPONSE to the petition unless one is requested by the Court.

Please check the appropriate box:

- (●) I am filing this waiver on behalf of all respondents.
- ( ) I only represent some respondents. I am filing this waiver on behalf of the following respondent(s):

Please check the appropriate box:

- (●) I am a member of the Bar of the Supreme Court of the United States. (E-file signed waiver)
- ( ) I am not presently a member of the Bar of this Court. Should a response be requested, the response will be filed by a Bar member. (Mail signed waiver to: Supreme Court, Attn: Clerk's Office, 1 First Street, NE, Washington, D.C. 20543).

Corporate disclosure statement required by Rule 15.9 (or write N/A):

Northwest Motorsport, Inc. is inactive. Its stock was acquired by RFJ Auto Partners, which in turn was acquired by Sonic Automotive, Inc., a publicly traded corporation (SAH) on the NYSE.

Parties to the proceeding not identified by the petition (or write N/A):

N/A

Stock ticker symbols, if any, for parties, corporations, or companies listed above (or write N/A):

SAH

Signature: *s/ Howard M. Goodfriend* Date: 11/16/26

(Type or print) Name: Howard M. Goodfriend

(●) Mr. ( ) Ms. ( ) Mrs. ( ) Miss

Firm: Smith Goodfriend, P.S.

Address: 1619 8th AVE N

City & State: Seattle, WA Zip: 98109

Phone: (206) 624-0974 Email: howard@washingtonappeals.com

A copy of this form must be sent to Petitioner. No additional certificate of service or cover letter is required.

cc: Marcus D. Smith
16825 163rd Place SE
Renton, WA 98058
marcusmds@gmail.com