

## Commitment for Title Insurance

Fidelity National Title  
3500 188th St. SW, Suite 300  
Lynnwood, WA 98037  
Phone: (425)771-3031

Title Officer: Bill Fisher / Carlos Maxwell / Paula  
Luxmore  
Email: Unit2@fnf.com  
Phone: (425)771-3031  
File No.: 611261662

Property Address: 4006 E Mercer Way Mercer Island, WA 98040 END OF

## Introducing LiveLOOK

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**SUBDIVISION**

Issued By:



**Fidelity National Title**  
Insurance Company

Guarantee/Certificate Number:

**611261662**

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

**GUARANTEES**

Mitch Mounger, his successors and/or assigns

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 Insurance Company**

By:

\_\_\_\_\_  
President

**Fidelity National Title Company of Washington, Inc.**  
3500 188th St. SW, Suite 300  
Lynnwood, WA 98037

Countersigned By:

\_\_\_\_\_  
Authorized Officer or Agent



Attest:

\_\_\_\_\_  
Secretary

ISSUING OFFICE:
Title Officer: Bill Fisher / Carlos Maxwell / Paula Luxmore Fidelity National Title Company of Washington, Inc. 3500 188th St. SW, Suite 300 Lynnwood, WA 98037 Phone: (425)771-3031 Main Phone: (425)771-3031 Email: Unit2@fnf.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.75

Effective Date: October 2, 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](#):

Mitchell L. Mounger and Wendy Mounger, husband and wife

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): [413190-0005-00](#)**

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LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 12 OF PLATS, PAGE 52](#), RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, 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 Lakeholm Addition:

[Recording No: 351847](#)

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 29, 2003

[Recording No.: 200310290900002](#)

Matters shown: landscaping, curb, sheds, gas meters and utility vault extend into SE 40th Street right-of-way  
Affects: Parcel A

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 30, 2018

[Recording No.: 20180830900016](#)

Matters shown:

- a) retaining walls and fence meander onto and off of the South property line and they do not represent the true property line;
- b) concrete stairs are built .3 feet South of the true property line;
- c) curb, concrete driveway, asphalt patch and sheds are built into the SE 40th Strrt right-of-way.

Affects: Parcel A

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Survey prepared by Crones and Associates under:

File Name: OLESV-3A.FLX

Matters shown:

- a) Wood fence located along the north boundary line is 0.76 feet South of the property.
- b) Wood fence located along the boundary line is from 0.36 feet to 0.37 feet North of the property line.

Affects: Parcel B

**SCHEDULE B**

(continued)

5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington  
[Recording No.: 534240](#)
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Mercer Island Sewer District  
Purpose: Sewer pipeline or lines  
Recording Date: December 8, 1959  
[Recording No.: 5110645](#)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Sewer line  
Recording Date: February 6, 1962  
[Recording No.: 5384488](#)
8. Agreement to create an easement, and the terms and conditions thereof:
- Executed by: Mark A. Hall, Trustee of the Horace M. Hall Personal Residence Trust; and Mark A. Hall, Trustee of the Mary A. Hall Personal Residence Trust; and Mark A. Hall executor for the estate of Horace M. Hall  
Recording Date: February 14, 2020  
[Recording No.: 20200214000898](#)
9. Question of location of lateral boundaries of said second class tidelands or shorelands.
10. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
11. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

**SCHEDULE B**

(continued)

14. 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 Number: 413190-0005-00  
Levy Code: 1031  
Assessed Value-Land: \$3,059,000.00  
Assessed Value-Improvements: \$88,000.00

General and Special Taxes: Billed: \$24,857.89  
Paid: \$12,428.95  
Unpaid: \$12,428.94

15. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

**END OF EXCEPTIONS****NOTES**

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 A: 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:

LT 1, LAKEHOLM ADD  
Tax Account No.: 413190-0005-00

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

4006 E Mercer Way  
Mercer Island, WA 98040

**END OF NOTES****END OF SCHEDULE B**