

## Commitment for Title Insurance

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

Title Officer: Bill Fisher / Paula Luxmore / Brenda  
McCoy  
Email: Unit2@fnf.com  
Phone: (425)771-3031  
File No.: 611315318

Property Address: 7845 SE 62nd Street Mercer Island, WA 98040

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# SUBDIVISION

Issued By:



**Fidelity National Title**  
Insurance Company

Guarantee/Certificate Number:

**611315318**

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

## GUARANTEES

Heliotrope Architects

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:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

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

Countersigned By:

Julie Sundin  
Authorized Officer or Agent



ISSUING OFFICE:
Title Officer: Bill Fisher / Paula Luxmore / Brenda McCoy 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
\$10,500.00	\$350.00	\$37.10

Effective Date: April 11, 2022 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](#):

R. Steven McConnell and Cheryl N. McConnell, 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):** [409480-0130-05](#)

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LOT 13 IN REPLAT OF LAKE VIEW HIGHLANDS, AS PER PLAT RECORDED IN VOLUME 76 OF PLATS, ON PAGES 41 AND 42, RECORDS OF KING COUNTY, WASHINGTON.

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. Notice of additional tap or connection charges and the terms and conditions thereof:

Recording Date: December 6, 1977  
[Recording No.: 7712060812](#)

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Telephone power and light company  
[Recording No.: 5778894](#)  
Affects: A portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Underground electric system  
[Recording No.: 5809787](#)  
Affects: A portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mercer Island, a municipal corporation  
Purpose: Storm sewer  
Recording Date: December 9, 1999  
[Recording No.: 19991209001101](#)  
Affects: Such additional area immediately adjacent to s.e. 62nd St. as shall be required for the construction or reconstruction or repair of the storm drainage system

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Replat of Lake View Highlands:

[Recording No.: 5772570](#)

6. Restrictions imposed by instrument recorded on November 16, 1971 under [Recording No. 7111160241](#).

7. Agreement and the terms and conditions thereof:

Recording Date: February 26, 1997  
[Recording No.: 9702260280](#)  
Regarding: Covenant bear expense of beneficial view easement burdening Lot 13

**SCHEDULE B**

(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Public storm drainage  
Recording Date: September 13, 2000  
[Recording No.: 20000913000456](#)  
Affects: A portion of said premises

9. Indemnification and hold harmless agreement and the terms and conditions thereof:

Recording Date: October 19, 2016  
[Recording No.: 20161019000298](#)

10. 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: 2022  
Tax Account Number: 409480-0130-05  
Levy Code: 1031  
Assessed Value-Land: \$1,255,000.00  
Assessed Value-Improvements: \$699,000.00

General and Special Taxes: Billed: \$14,396.41  
Paid: \$0.00  
Unpaid: \$14,396.41

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

Amount: \$1,696,800.00  
Dated: June 28, 2021  
Trustor/Grantor: R. Steven McConnell and Cheryl N. McConnell, husband and wife  
Trustee: Commonwealth Land Title Insurance Company  
Beneficiary: Goldman Sachs Bank USA  
Loan No: LN3001491  
Recording Date: July 2, 2021  
[Recording No.: 20210702001578](#)

## NOTES:

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 13, REPLAT OF LAKE VIEW HIGHLANDS  
Tax Account No.: 409480-0130-05

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

7845 SE 62nd Street  
Mercer Island, WA 98040

**SCHEDULE B**  
(continued)

**END OF SCHEDULE B**