

SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

611334953

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

GUARANTEES

Ryan and Ashley Asdourian

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:

Michele Millsap
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: November 6, 2023 at 12:00 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:

For [APN/Parcel ID\(s\): 866140-0020-01](#)

LOT 2, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 77 OF PLATS, PAGE 64](#), RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 3 OF SAID PLAT. DESCRIBED AS FOLLOWS;
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;
 THENCE SOUTH 1°35'04" WEST ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 75.31 FEET;
 THENCE NORTH 10°03'02" WEST A DISTANCE OF 74.73 FEET;
 THENCE NORTH 76°21'57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3;
 THENCE SOUTH 88°24'56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 1/7 TH INTEREST IN LOT 1 OF SAID PLAT, ALSO KNOW AS LOT A, MERCER ISLAND BOUNDARY LINE REVISION NO. MI 92-09-43 RECORDED UNDER [RECORDING NO. 9212299014](#), RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Title to said real property is [vested in:](#)

Ryan Asdourian and Ashley Asdourian, a married couple

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B**GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS:

1. 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
Recording Date: June 19, 1964
[Recording No.:](#) [5750958](#)
Affects: Reference is hereby made to document for full particulars

2. 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
Recording Date: July 8, 1964
[Recording No.:](#) [5758750](#)
Affects: Reference is hereby made to document for full particulars

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

Purpose: Utilities and drainage
Recording Date: April 23, 1965
[Recording No.:](#) [5870467](#)
Affects: Reference is hereby made to document for full particulars

4. 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 Plat of Tonja Estates:

[Recording No.:](#) [5877563](#)

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

Granted to: Puget Sound Power & Light Company
Purpose: Utilities
Recording Date: September 26, 1969
[Recording No.:](#) [6569936](#)
Affects: Reference is hereby made to document for full particulars

SCHEDULE B
(continued)

6. Notice of Additional Tap or Connection Charges, and the terms and conditions thereof:

Recording Date: December 6, 1977

[Recording No.:](#) [7712060812](#)

7. 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 Feltis-Eyring Boundary Line Revision Mercer Island File No. M.I. 92-09-43:

[Recording No:](#) [9212299014](#)

8. 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 Rosa Line Revision Mercer Island File No. 94-0467:

[Recording No:](#) [9606139004](#)

9. Notice of Adoption of Rules Applicable to Tonja Estates Common Area (Lot 1), and the terms and conditions thereof:

Recording Date: August 21, 2006

[Recording No.:](#) [20060821001945](#)

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: 2023
 Tax Account No.: 866140-0020-01
 Levy Code: 1031
 Assessed Value-Land: \$2,092,000.00
 Assessed Value-Improvements: \$542,000.00

General and Special Taxes:

Billed: \$16,162.70
 Paid: \$16,162.70
 Unpaid: \$0.00

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

Amount: \$2,984,000.00
 Dated: November 10, 2022
 Trustor/Grantor: Ryan Asdourian and Ashley Asdourian, a married couple
 Trustee: First American Title Insurance Company
 Beneficiary: Bank of America, N.A.
 Recording Date: November 15, 2022
 Recording No.: [20221115000193](#)

16. Affidavit in support of Single-Family Building Permit, and the terms and conditions thereof:

Recording Date: October 30, 2023
 Recording No.: [20231030000438](#)

17. Right, title and interest of Sturman Architects as disclosed by the application for title insurance.

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 2 & PTN LT 3, TONJA ESTATES, TGW 1/7 INT LT 1, AKA LT 2 MI BLA NO. MI 92-09-43
 Tax Account No.: 866140-0020-01

SCHEDULE B

(continued)

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

5300 Butterworth Road
Mercer Island, WA 98040

END OF NOTES

END OF SCHEDULE B