

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0271598-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Danli Wang

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.

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

Nathan Warwick
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Eastside Title Unit
 Chicago Title Company of Washington
 11900 NE 1st St., Suite 110
 Bellevue, WA 98005
 Main Phone: (425)646-9883
 Email: CTIBellevueETU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: April 1, 2024 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:](#)

Danli Wang, as a separate estate

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): 331750-0120-06

LOT 12, HILL HIGH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF SOUTHEAST 48TH STREET WHICH UPON VACATION ATTACHED BY OPERATION OF LAW.

EXCEPT THAT CERTAIN PORTION OF SOUTHEAST 48TH STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF REVISED LOT 2, MERCER ISLAND BOUNDARY LINE ADJUSTMENT NO. MI88-09-32 (F4), AS RECORDED UNDER RECORDING NUMBER 8811229001; THENCE NORTH 01°11'45" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 88°11'03" WEST A DISTANCE OF 52.73 FEET, MORE OR LESS, TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 12, HILL HIGH ESTATES; THENCE SOUTH 01°01'17" WEST 15.00 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF VACATED SOUTHEAST 48TH STREET; THENCE ALONG THE SOUTHERLY MARGIN OF VACATED SOUTHEAST 48TH STREET NORTH 88°11'03" WEST 52.78 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID REVISED LOT 2 AND THE TERMINUS OF THIS DESCRIPTION.

ALSO KNOWN AS PARCEL A, MERCER ISLAND LOT LINE REVISION #MI SUB10-002, RECORDED UNDER RECORDING NUMBER 20110308900001, RECORDS OF KING COUNTY, 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, 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 Hill High Estates:

Recording No: 5360342

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 6, 1962

[Recording No.:](#) [5395152](#)

3. 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: September 4, 1964

[Recording No.:](#) [5783157](#)

Affects: Reference is hereby made to document for full particulars

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

Granted to: Puget Sound Power & Light Company; and Pacific Northwest Bell Telephone Company

Purpose: Utilities

Recording Date: August 11, 1965

[Recording No.:](#) [5914207](#)

Affects: Reference is hereby made to document for full particulars

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

Granted to: City of Mercer Island

Purpose: Utilities

Ordinance No.: 153

Affects: Reference is hereby made to document for full particulars

SCHEDULE B
(continued)

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

Granted to: Washington Natural Gas Company
 Purpose: Utilities
 Recording Date: November 1, 1991
[Recording No.:](#) [9111010277](#)
 Affects: Reference is hereby made to document for full particulars

7. Hold Harmless Agreement and the terms and conditions thereof:

Recording Date: October 27, 2003
[Recording No.:](#) [20031027005239](#)

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 Mercer Island Lot Line Revision No. MI SUB10-002:

[Recording No.:](#) [20110308900001](#)

9. Affidavit and the terms and conditions thereof:

Recording Date: April 24, 2018
[Recording No.:](#) [20180424000104](#)

10. Easement Agreement and the terms and conditions thereof:

Recording Date: October 17, 2018
[Recording No.:](#) [20181017000276](#)

11. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

Recording Date: June 28, 2019
[Recording No.:](#) [20190628001242](#)

12. 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: 2024
[Tax Account No.:](#) [331750-0120-06](#)
 Levy Code: 1031
 Assessed Value-Land: \$1,164,000.00
 Assessed Value-Improvements: \$1,048,000.00

General and Special Taxes:

Billed: \$15,237.13
 Paid: \$0.00
 Unpaid: \$15,237.13

SCHEDULE B

(continued)

13. 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.
14. The effect, if any, of a Revocable Transfer on Death Deed and the terms and conditions thereof:

From: Danli Wang, a single woman
To: Danli Wang, Trustee of the Wang Living Trust dated June 13, 2022
Recording Date: June 21, 2022
[Recording No.:](#) [20220621001232](#)

The Company must be informed if the Transferor is deceased or dies prior to the closing of the contemplated transaction.

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:

Lot(s): 12 Hill High Estates; Vol. 68/28; aka Pcl. A, Mercer Island Lot Line Revision #MI SUB10-002, Rec. #20110308900001
[Tax Account No.:](#) [331750-0120-06](#)

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

8430 Southeast 47th Place
Mercer Island, WA 98040

END OF SCHEDULE B