

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0140392-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Michael Perla

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
10500 NE 8th St., Suite 600
Bellevue, WA 98004

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

| ISSUING OFFICE: |
|--|
| Title Officer: Eastside Title Unit Chicago Title Company of Washington 10500 NE 8th St., Suite 600 Bellevue, WA 98004 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com |

SCHEDULE A

| Liability | Premium | Tax |
|------------|----------|---------|
| \$1,000.00 | \$350.00 | \$35.00 |

Effective Date: December 12, 2018 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Michael Perla and Cara Perla, 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

EXHIBIT "A"
Legal Description

PARCEL B OF MERCER ISLAND LOT LINE REVISION NO. SUB-16-013, AS RECORDED UNDER RECORDING NO. 20170510900005, 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. Easement(s) and the terms and conditions thereof:

Purpose: Ingress and egress
Recording Date: March 31, 1941
Recording No.: 3155106
Affects: The community tract and other property

2. Easement(s) and the terms and conditions thereof:

Purpose: Road
Recording Date: January 23, 1947
Recording No.: 3650944, 3650946 and 3650947
Affects: Portion of said premises and other property

Note: Approximate location of said road and presumed location of private road easement is delineated on the face of the short plat.

3. Easement(s) and the terms and conditions thereof:

Purpose: Ingress and egress
Recording Date: May 20, 1953
Recording No.: 4346859
Affects: The West 20 feet of the "Community Tract" of said plat of Rogers' Holly Lane Addition and other property

4. Easement(s) and the terms and conditions thereof:

Purpose: Road
Recording Date: September 7, 1962
Recording No.: 5476482
Affects: That portion of Holly Lane lying within the "Community Tract" of said plat of Rogers' Holly Lane Addition

5. Easement(s) and the terms and conditions thereof:

Granted to: Gloria Hagen
Purpose: Roadway and utility
Recording Date: March 30, 1966
Recording No.: 6007260
Affects: All private roads as delineated on the plat of Rogers' Holly Lane Addition

SCHEDULE B

(continued)

6. Easement(s) and the terms and conditions thereof:

Granted to: Washington Natural Gas Company
Purpose: Pipeline or lines
Recording No.: 6061461
Affects: As described in said instrument

7. Easement(s) and the terms and conditions thereof:

Granted to: King County Water District No. 93
Purpose: Water main and fire hydrant
Recording Date: August 17, 1966
Recording No.: 6070300
Affects: Northerly 5 feet and a 5-foot strip lying South and East of the South and East Line of that certain deed

8. Underground Utility Easement(s) and the terms and conditions thereof:

Granted to: Puget Sound Power & Light Company
Purpose: Right to install, maintain, replace, remove and use electric line, consisting or wire covering
Recording Date: February 17, 1967
Recording No.: 6140733
Affects: Portion of said premises and other property

Contains covenant prohibiting structures over said easement or other activities which might endanger the underground system.

9. Underground Utility Easement(s) and the terms and conditions thereof:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric distribution
Recording Date: December 28, 1981
Recording No.: 8112280400
Affects: Portion of said premises

Contains covenant prohibiting structures over said easement or other activities which might endanger the underground system.

10. Agreement and the terms and conditions thereof:

Executed by: Lowery C. Mounger, Jr. and Judith M. Mounger, husband and wife
And: Robert L. Wiley and Mary Ann T. Wiley, husband and wife
Recording Date: October 2, 1974
Recording No.: 7410020628
Regarding: Declaration of easement and dock use Agreement

Said declaration of easement and dock use Agreement has been modified by instrument recorded under Recording No. 20120813000645.

SCHEDULE B

(continued)

11. Agreement and the terms and conditions thereof:

Executed by: Robert L. Wiley and Mary Ann T. Wiley, husband and wife
And: James A. Zorn and C. Joy Zon, husband and wife
Recording Date: August 1, 1988
Recording No.: 8808010458
Regarding: Agreement to cut back vegetation

12. Covenants, conditions, restrictions and easements 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 8, 1966
Recording No.: 5997796

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 1990
Recording No.: 9010170371

13. Covenants, conditions, restrictions and easements 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 No.: 6324553

14. Covenants, conditions, restrictions and easements 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: November 10, 1970
Recording No.: 6712851

15. Covenants, conditions, restrictions and easements 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: August 16, 1984
Recording No.: 8408161043

SCHEDULE B

(continued)

16. 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: August 16, 1984
Recording No.: 8408161044

17. Covenants, conditions, restrictions and easements 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: July 7, 1986
Recording No.: 8607071040

18. 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 Roger's Holly Lane Addition.

Recording No.: 5987739

19. 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 Boundary/Lot Line Adjustment:

Recording No: 8408169004

20. 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 Boundary/Lot Line Adjustment:

Recording No: 8604109002

21. Road Maintenance Agreement and the terms and conditions thereof:

Executed by: Robert L. Wiley and Mary Ann T. Wiley, husband and wife
And: Lepage Lake House, LLC, a Washington limited liability company
Recording Date: November 20, 2012
Recording No.: 20121120001149
Regarding: Tieback anchor system easement

SCHEDULE B

(continued)

22. Agreement and the terms and conditions thereof:

Executed by: Robert L. Wiley, III as his sole and separate property
 And: Lepage Lake House, LLC, a Washington limited liability company
 Recording Date: November 20, 2012
 Recording No.: 20121120001150
 Regarding: Tieback anchor system easement

23. Relinquishment of right of first refusal and the terms and conditions thereof:

Recording Date: April 16, 2015
 Recording No.: 20150416000536

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

Recording Date: May 23, 2016
 Recording No.: 20160523900017
 Matters shown: Rockery extends over easterly property line

25. 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 Lot Line Revision No. SUB-16-013:

Recording No: 20170510900005

26. 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: 2018
 Tax Account No.: 738900-0020-02
 Levy Code: 1031
 Assessed Value-Land: \$993,000.00
 Assessed Value-Improvements: \$6,000.00

General and Special Taxes:

Billed: \$8,673.14
 Paid: \$8,673.14
 Unpaid: \$0.00

27. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.

28. 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

SCHEDULE B

(continued)

Note 1: 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:

Parcel B, Mercer Island LLR #SUB-16-013, Rec #20170510900005
Tax Account No.: 738900-0020-02

Note 2: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF SCHEDULE B