

SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

611214818

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

GUARANTEES

Harris Klein

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 / Jason Black 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: July 8, 2019 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](#):

Harris Klein and Jean Klein, 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): [362350-0226-08](#)

THE SOUTH 80 FEET OF WEST 110 OF TRACT 18, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 13 OF PLATS, PAGE 58](#), IN 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. 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 Replat of Island Park:

[Recording No: 409502](#)

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

Recording Date: December 6, 1977

[Recording No.: 7712060812](#)

3. 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 Survey:

[Recording No: 8010159001](#)

4. 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:	2019
Tax Account No.:	362350-0226-08
Levy Code:	1031
Assessed Value-Land:	\$266,000.00
Assessed Value-Improvements:	\$0.00

General and Special Taxes:

Billed:	\$2,010.61
Paid:	\$1,005.31
Unpaid:	\$1,005.30

SCHEDULE B

(continued)

5. 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:

PTN TRACT 18, REPLAT OF ISLAND PARK
Tax Account No.: 362350-0226-08

END OF NOTES**END OF SCHEDULE B**

8
5
8
1
0
0

860307



STEWART TITLE COMPANY
of Washington, Inc.

RECORDED THIS DAY

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF

MAY 9 3 38 PM '86
BY THE DIVISION OF
RECORDS & COUNCILS
KING COUNTY

86/05/09 #1118 E
-- RECD F 5.00
-- CASHSL *****5.00
55

8605091118

WHEN RECORDED RETURN TO

Name..... DROKER, SULMAN & SMOUSE
Address..... 927 SECURITIES BUILDING
City, State, Zip..... SEATTLE, WA 98101

Statutory Warranty Fulfillment Deed

THE GRANTOR ROSALIND HEIMAN, as her separate estate

for and in consideration of Ten Dollars and Other Good and Valuable Consideration
in hand paid, conveys and warrants to HARRIS KLEIN and JEAN KLEIN, husband and wife

the following described real estate, situated in the County of King State of Washington:

The South 80 feet of the West 110 feet of Tract 18, Replat of Island Park,
according to the plat thereof recorded in Volume 13 of Plats, page 58, in King
County, Washington.

SALES TAX PAID ON CONTRACT AFF. NO. E720258
KING COUNTY RECORDS DIVISION
BY [Signature] DEPUTY

* Jeffrey Heiman and Rosalind Heiman, husband and wife, as seller, whose
interest is now held of record by grantor herein, and grantee herein as
purchaser,

This deed is given in fulfillment of that certain real estate contract between ~~the parties hereto~~, dated
May 5, 1983, and conditioned for the conveyance of the above described property, and the covenants of warranty
herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and
shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on May 12, 1983, Rec. No. 8305120418

Dated April 10, 1986, E# 720258

Rosalind Heiman

[Signature: Rosalind Heiman]

HAWAII
STATE OF WASHINGTON
COUNTY OF King

STATE OF WASHINGTON
COUNTY OF King

On this day personally appeared before me

On this day of April, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Rosalind Heiman
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged that she signed the same
as her free and voluntary act and deed,
for the uses and purposes therein mentioned.

Conveyance Tax \$10.00
Notary Public seal for the State of Washington, residing at [Address], commission expires 10/12/1988

GIVEN under my hand and official seal this

day of April, 1986

[Signature: Notary Public]

Notary Public in and for the State of Washington, residing at [Address], My commission expires 10/12/1988

Notary Public in and for the State of Washington, residing at [Address]

D-3

STEWART TITLE 2984.2

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

REPLAT OF

Island Park

SCALE 1 INCH = 200 FEET.

C. M. ANDERSON ENGINEERING CO.

DEDICATION

Know all men by these presents, that we August Mehlhorn and Elise Mehlhorn, his wife, owners in fee simple of lots 16, 17 and 20 in Block 4; Marcellus Lara and Sada W. Lara, his wife, owners in fee simple of lots 16, 17 and 18 in Block 10; and John R. Walthew and Marietta E. Walthew, his wife, owners in fee simple of blocks A, 15, 17, 18, 20 and 21, all of the original plat of Island Park, do hereby dedicate to the use of the public forever as highways all the streets and avenues shown on this Replat of Island Park across and through said properties.

In witness whereof, we have hereunto set our hands and seals this 26th day of July, A.D. 1906.

Signed and sealed
in presence of:
Chas. B. Eaton
G. W. Russell

August Mehlhorn Jr.
Elise Mehlhorn
Marcellus Lara
Sada W. Lara
John R. Walthew
Marietta E. Walthew

Examined and approved, after proper petition, notice and hearing in open session, by decree of the Board of County Commissioners, this 26th day of July, A.D. 1906



Attest:
J. P. Agnew
Clerk
By F. F. French
Deputy

P. J. Smith
Chairman of the Board
of County Commissioners
of King Co. State of
Washington.

409502
Filed for record at request John R. Walthew Jul-31-1906 at
15 min. past 2 P.M. and recorded in vol 13 of Plats page
38 Records of King County, Wash.

By Deputy
H.L. Thompson
County Auditor

ACKNOWLEDGMENT

State of Washington) ss.
County of King
This is to certify that on this 26th day of July A.D. 1906, before me, the undersigned, a notary public in and for the State of Washington, personally appeared August Mehlhorn and Elise Mehlhorn, his wife; Marcellus Lara and Sada W. Lara, his wife; and John R. Walthew and Marietta E. Walthew, his wife, to me known to be the individuals described in and who executed the foregoing dedication, and acknowledged to me that they signed and sealed the same as and for their free and voluntary act and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal, the day and year in this certificate first above written.

Chas. B. Eaton
Notary Public in and for the State of
Washington, residing at Seattle, Washington

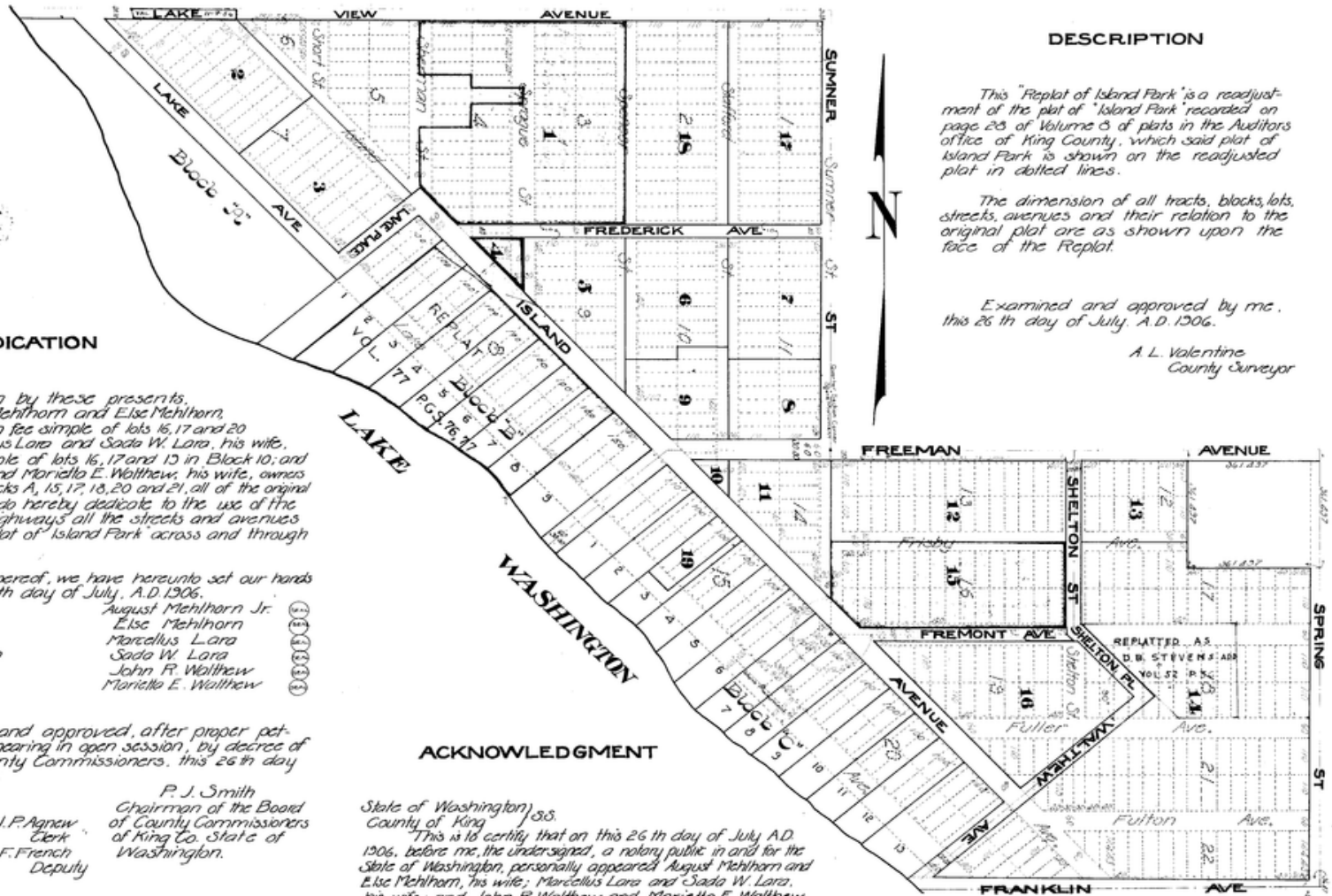
DESCRIPTION

This "Replat of Island Park" is a readjustment of the plat of "Island Park" recorded on page 28 of Volume 6 of plats in the Auditor's office of King County, which said plat of Island Park is shown on the readjusted plat in dotted lines.

The dimension of all tracts, blocks, lots, streets, avenues and their relation to the original plat are as shown upon the face of the Replat.

Examined and approved by me,
this 26th day of July, A.D. 1906.

A. L. Valentine
County Surveyor



DEC-06-77 5:00 PM 76 7712060812 -- A HF 5:00

Dec 6 2 33 PM '77

NOTICE OF ADDITIONAL
TAP OR CONNECTION CHARGES

RECORDED KC RECORDS

In compliance with Chapter 72, Laws of 1977 Regular Session, Chapter 65.08 RCW, the City of Mercer Island has levied, or may levy in the future, a charge on property pertaining to;

- a.) the amount required by the provisions of a contract pursuant to RCW 35.91.020 under which the water or sewer facilities so tapped into or used were constructed; or
- b.) any connection charges which are in fact reimbursement for the cost of facilities constructed by the sale of revenue bonds; or
- c.) the additional connection charge authorized in RCW 35.92.025.

These amounts and charges have been, or will be, levied against the following described property located in King County, Washington;

Mercer Island, Washington, an island located in Lake Washington, encompassing 4,127 acres; defined as consisting of a portion of all of the following described sections and government lots in Township 24, Range 4 E., W.M. and Township 24, Range 5 E., W.M.:

Government Lot	Quarter Section	Section	Township	Range
1	SE $\frac{1}{4}$	2	24	4 East, W.M.
3, 4, 5 & 6	SW $\frac{1}{4}$	1	24	4 East, W.M.
1 & 2	SE $\frac{1}{4}$	1	24	4 East, W.M.
1 & 2	NW $\frac{1}{4}$	11	24	4 East, W.M.
	NW $\frac{1}{4}$, NE $\frac{1}{4}$ & SE $\frac{1}{4}$	12	24	4 East, W.M.
1, 2 & 3	SW $\frac{1}{4}$	12	24	4 East, W.M.
and the remainder of the	SW $\frac{1}{4}$	12	24	4 East, W.M.
1	NW $\frac{1}{4}$	13	24	4 East, W.M.
2 & 3	NE $\frac{1}{4}$	13	24	4 East, W.M.
and the remainder of the	NE $\frac{1}{4}$	13	24	4 East, W.M.
4 & 5	SE $\frac{1}{4}$	13	24	4 East, W.M.
6 & 7	NE $\frac{1}{4}$	24	24	4 East, W.M.
4 & 5	SE $\frac{1}{4}$	24	24	4 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	24	24	4 East, W.M.
Portion of 1 and all of 3	NW $\frac{1}{4}$	25	24	4 East, W.M.
Portion of 1 and all of 2	NE $\frac{1}{4}$	25	24	4 East, W.M.
and the remainder of the	NE $\frac{1}{4}$	25	24	4 East, W.M.
4 & 5	SW $\frac{1}{4}$	25	24	4 East, W.M.
	SW $\frac{1}{4}$	25	24	4 East, W.M.
Portion of 1	NW $\frac{1}{4}$	36	24	4 East, W.M.
Portion of 1 and all of 2 & 3	NE $\frac{1}{4}$	36	24	4 East, W.M.
6	SW $\frac{1}{4}$	6	24	5 East, W.M.
1, 2 & 3	NW $\frac{1}{4}$	7	24	5 East, W.M.
Portion of 4	NW $\frac{1}{4}$	7	24	5 East, W.M.
	SW $\frac{1}{4}$	7	24	5 East, W.M.
Portion of 4 and all of 5	SE $\frac{1}{4}$	7	24	5 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	7	24	5 East, W.M.
10 & 11	SW $\frac{1}{4}$	8	24	5 East, W.M.
	NW $\frac{1}{4}$ & SW $\frac{1}{4}$	18	24	5 East, W.M.
1	NE $\frac{1}{4}$	18	24	5 East, W.M.
and the remainder of the	NE $\frac{1}{4}$	18	24	5 East, W.M.
2 & 3	SE $\frac{1}{4}$	18	24	5 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	18	24	5 East, W.M.
1	NW $\frac{1}{4}$	17	24	5 East, W.M.

7712060812

Government Lot	Quarter Section	Section	Township	Range
1 & 2	NW $\frac{1}{4}$ & SW $\frac{1}{4}$	19	24	5 East, W.M.
3 & 4	NE $\frac{1}{4}$	19	24	5 East, W.M.
1, 2 & 3	SE $\frac{1}{4}$	19	24	5 East, W.M.
and the remainder of the	NW $\frac{1}{4}$	30	24	5 East, W.M.
4 & 5	NE $\frac{1}{4}$	30	24	5 East, W.M.
6	NE $\frac{1}{4}$	30	24	5 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	30	24	5 East, W.M.
1 & 2	SW $\frac{1}{4}$	30	24	5 East, W.M.
and the remainder of the	SW $\frac{1}{4}$	30	24	5 East, W.M.
	NW $\frac{1}{4}$	31	24	5 East, W.M.
	NW $\frac{1}{4}$	31	24	5 East, W.M.

All as shown and set forth on the map, Exhibit "A", attached hereto and made a part of this document.

Dated this 5th day of December, 1977.

Miles L. Fuller
Miles L. Fuller
Director of Utilities
City of Mercer Island

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

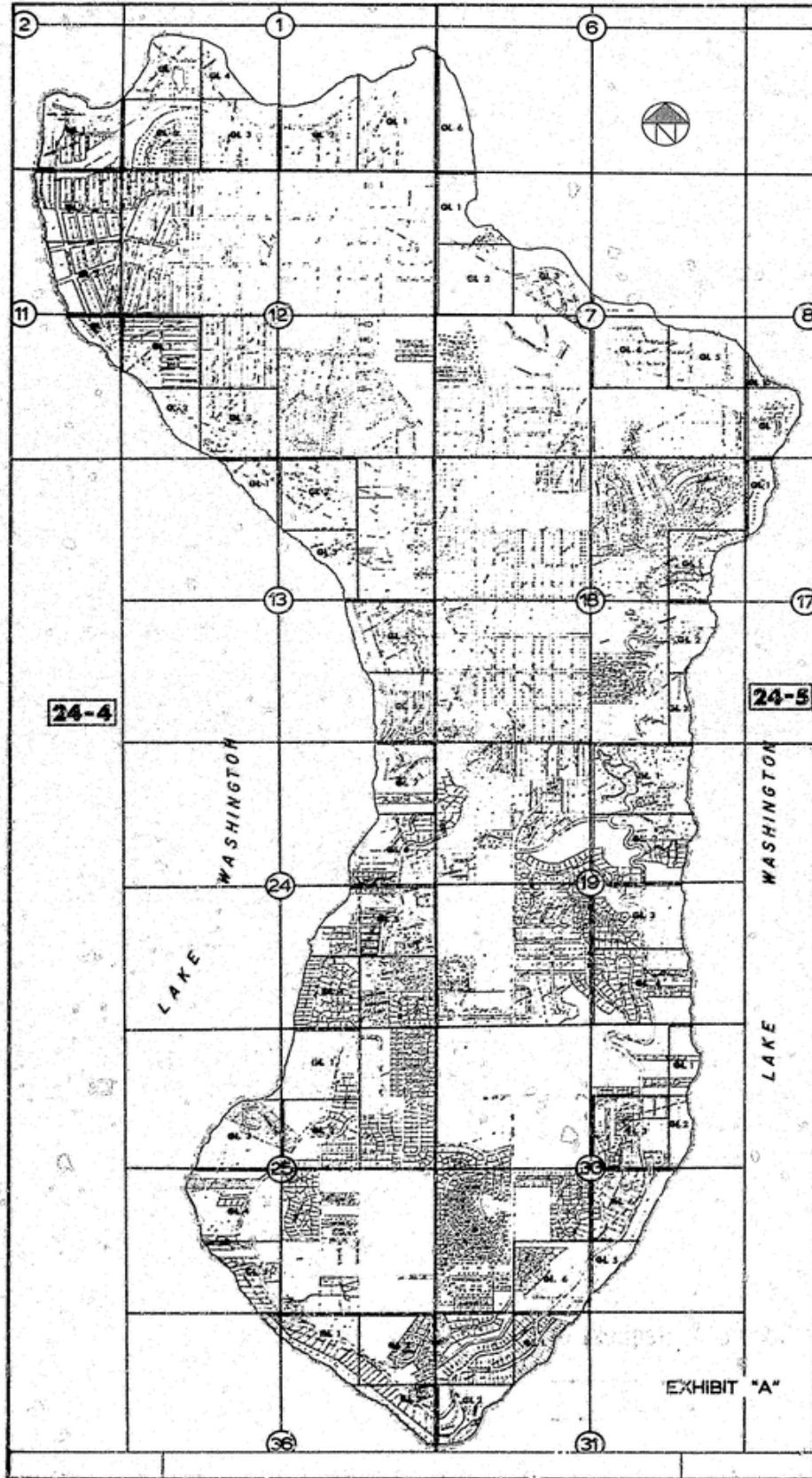
On this 5th day of December, 1977, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Miles L. Fuller to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Ronald C. Dickinson
Notary Public in and for the State
of Washington, residing at
Mercer Island



7712060812



7712060812

Portion of this document poor quality for filing

FILED for Record at Request of:

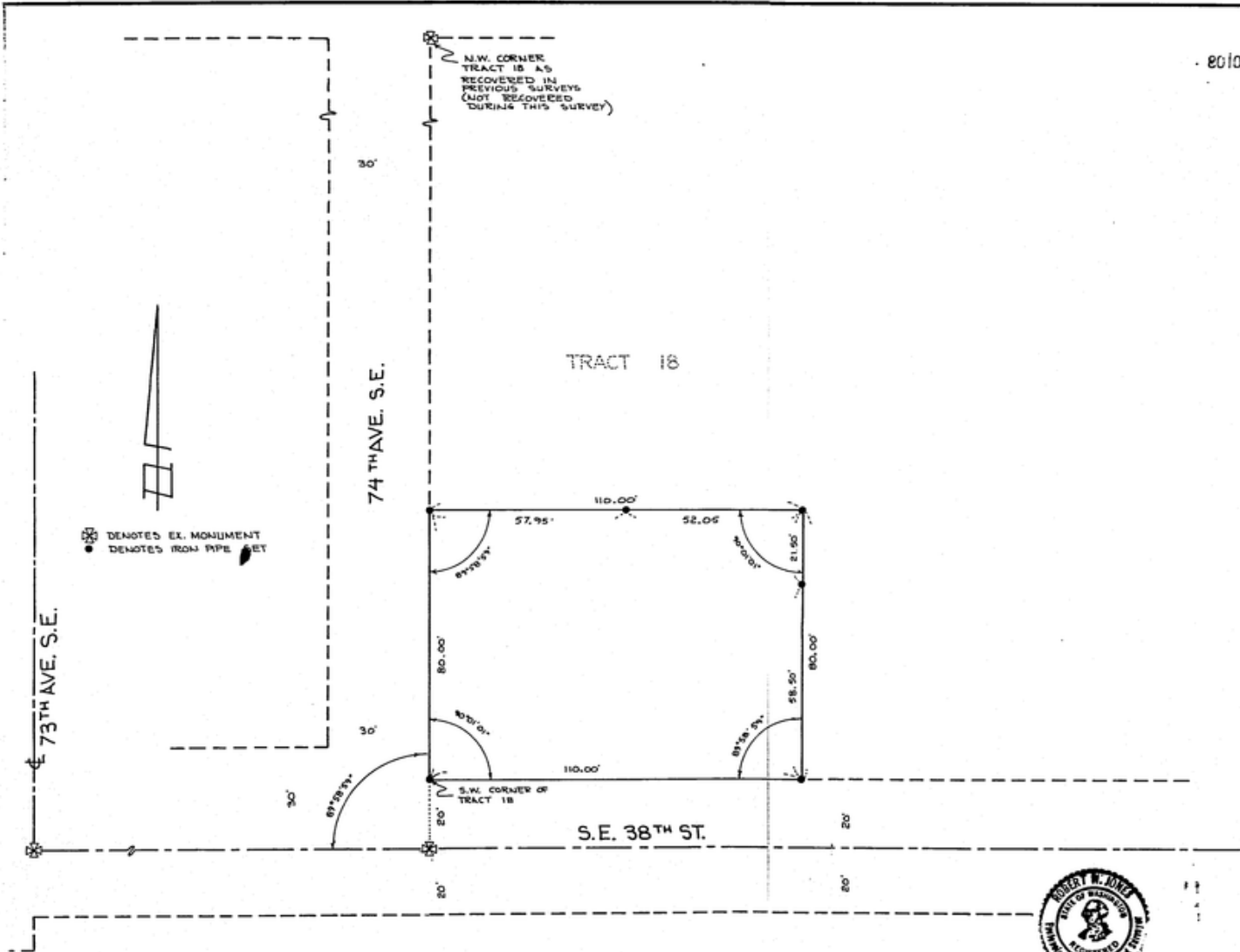
Name CITY OF MERCER ISLAND

Address 305 88th Ave

MERCER ISLAND, Wn 98040

25-173

8010159001



SURVEY OF THE SOUTH 80.00' OF THE WEST 110.00' OF TRACT 18, REPLAT OF ISLAND PARK, L.S. RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, LOCATED IN GOVT LOT 3 (S.E. 1/4 OF THE S.W. 1/4) SEC. 12, T. 24 N., R. 4 E., W. M.

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 19____ at _____
 in book _____ of _____ of page _____ at the request of _____

Reg. _____ Dept. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of JEFFREY HEIMAN

In SEPT 1980

Robert W. Jones
 Certificate No. 2524

JONES, BASSI & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 7834 S.E. 32ND • 232-2222 • MERCER ISLAND, WASHINGTON 98040

DWN	M.W.M.	SCALE	DATE
SVD	M.W.M.	1"=20'	10-2-80
APP'D R.W.J.		P.B. NO. 465-13	PAGE 45
			JOB NO. 3285