

SUBDIVISION GUARANTEE

Guarantee No.: G-6329-000005897

Fee: \$300.00

Order No.: 782422RT

Effective Date: October 7, 2020



Stewart Title Guaranty Company (the "Company"), guarantees the County of King and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Brenda L. McCoy



[Signature]
Senior Chairman of the Board

[Signature]
Chairman of the Board

[Signature]
President



Rainier Title, LLC

Company
 Everett, WA

City, State

Guarantee Serial No.:	G-6329-000005897
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SUBDIVISION GUARANTEE

SCHEDULE A

Order Number: 782422RT

Prepared by: Rainier Title, LLC
Guarantee No.: G-6329-000005897

Effective Date: October 7, 2020 at 8:00 A.M.

Premium: \$300.00
Tax: \$30.00
Total: \$330.00

OWNERS:

Subramanian Sankara Subramania, also appearing of record as Subramanian Sankara Subramanian and SellaPriya Coimbatore Ramaiya, husband and wife

LEGAL DESCRIPTION:

See Attached Exhibit A

SUBJECT TO:

1. The Land is situated within the boundaries of local taxing authority of City of Mercer Island.

CAUTION: Washington has a graduated excise tax rate for sales occurring on or after 1/1/2020 for most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing.

The rate of real estate excise tax applicable to a sale prior to 1/1/2020, is 1.78%.

The rate of real estate excise tax to a sale on or after 1/1/2020 for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments. If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

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2. General taxes and charges: 1st half delinquent May 1, if not paid; 2nd half delinquent November 1, if not paid.

Year: 2020
Amount billed: \$9,362.84
Amount paid: \$4,681.42
Amount unpaid: \$4,681.42
Tax Account No.: 257950-0136-03

Levy code: 1031
Assessed value of land: \$1,001,000.00
Assessed value
of improvements: \$183,000.00

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:
Subramanian S. Subramania and SellaPriya C. Ramaiya
7466 E. Mercer Way
Mercer Island, WA 98040

3. Deed of Trust and the terms and conditions thereof:

Grantor: Subramanian Sankara Subramania, also appearing of
record as Subramanian Sankara Subramanian and SellaPriya
Coimbatore Ramaiya, husband and wife
Trustee: UPF Inc.
Beneficiary: First Technology Federal Credit Union
Original amount: \$417,000.00
Dated: January 19, 2016
Recorded: January 25, 2016
Recording No.: [20160125001402](#)

4. We find no pertinent matters of record against the name(s) of the vested owners.

5. We find no conveyances within the last 36 months.

NOTE: The Recording No. of the Deed under which title is held is: [20150526001877](#).

6. The land described in this commitment appears to be residential in nature and may be subject to the provisions of RCW 6.13.060 (Homestead Statute), if the land is occupied as a primary residence. If the land is occupied as a primary residence, all instruments conveying or encumbering the land must be executed by each spouse, individually, or by an attorney-in-fact. In the event the Company receives instruments that are not joined by the non-owning spouse with possible homestead rights, the Company may be unable to record or to insure the transaction.

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

8. Easement and the terms and conditions thereof:

Grantee: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Area affected: a portion of said premises
Recorded: February 2, 1962
Recording No.: [5383391](#)

9. Mutual Agreement and Grant of Easements and the terms and conditions thereof:

Recording No.: [6217948](#)
Regarding: ingress, egress, utilities and water

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10. Agreement and the terms and conditions thereof:
Recorded: November 26, 1967
Recording No.: [6592639](#)
Regarding: Mutual Quit Claim Deeds and Property line agreement

11. Easement and the terms and conditions thereof:
Grantee: Washington Natural Gas Company
Purpose: Gas pipeline or pipelines
Area affected: a portion of said premises
Recorded: March 30, 1971
Recording No.: [7103300616](#)

12. Reciprocal Access Easement and the terms and conditions thereof:
Recorded: June 20, 2016
Recording No.: [20160620000130](#)

This reciprocal access easement supersedes and replaces those certain easement previously recorded under Recording Nos. 4940356 and 5342557, as modified by that certain mutual modification of easement agreement previously recorded under Recording No. 6264396, all records of King County, Washington.

13. Matters set forth by survey:
Recorded: June 8, 2018
Recording No.: [20180608900020](#)

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

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EXHIBIT A

Parcel A:

That portion of Lot 20, Block 3, Flood's Lake Side Tracts, according to the plat thereof recorded in Volume 20 of Plats, Page 83, records of King County, Washington, lying West of a line described as follows:

Beginning at the monument marking the intersection of the original platted center line of East Mercer Way with the Westerly extension of the South line of said Lot 20;
Thence North 89°56'32" East along said Westerly extension and along said South line 169.30 feet to the true point of beginning of the line herein described;
Thence North 0°03'28" West to the North line of said Lot 20 and the end of the line herein described;

Together with that portion of vacated East Mercer Way adjoining the above described property on the West;

Parcel B:

An easement for ingress and egress to Lake Washington over the North 5.0 feet of that portion of said Tract 20 line Easterly of the East line of the above described tract;

Situate in the County of King, State of Washington.

End of Schedule A

SUBDIVISION GUARANTEE

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE RAINIER TITLE LLC AND STEWART TITLE GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Rainier Title LLC and Stewart title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Rainier Title LLC and Stewart Title Guaranty Company, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

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We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. We do not control their subsequent use of information, and suggest you refer to their privacy notices.

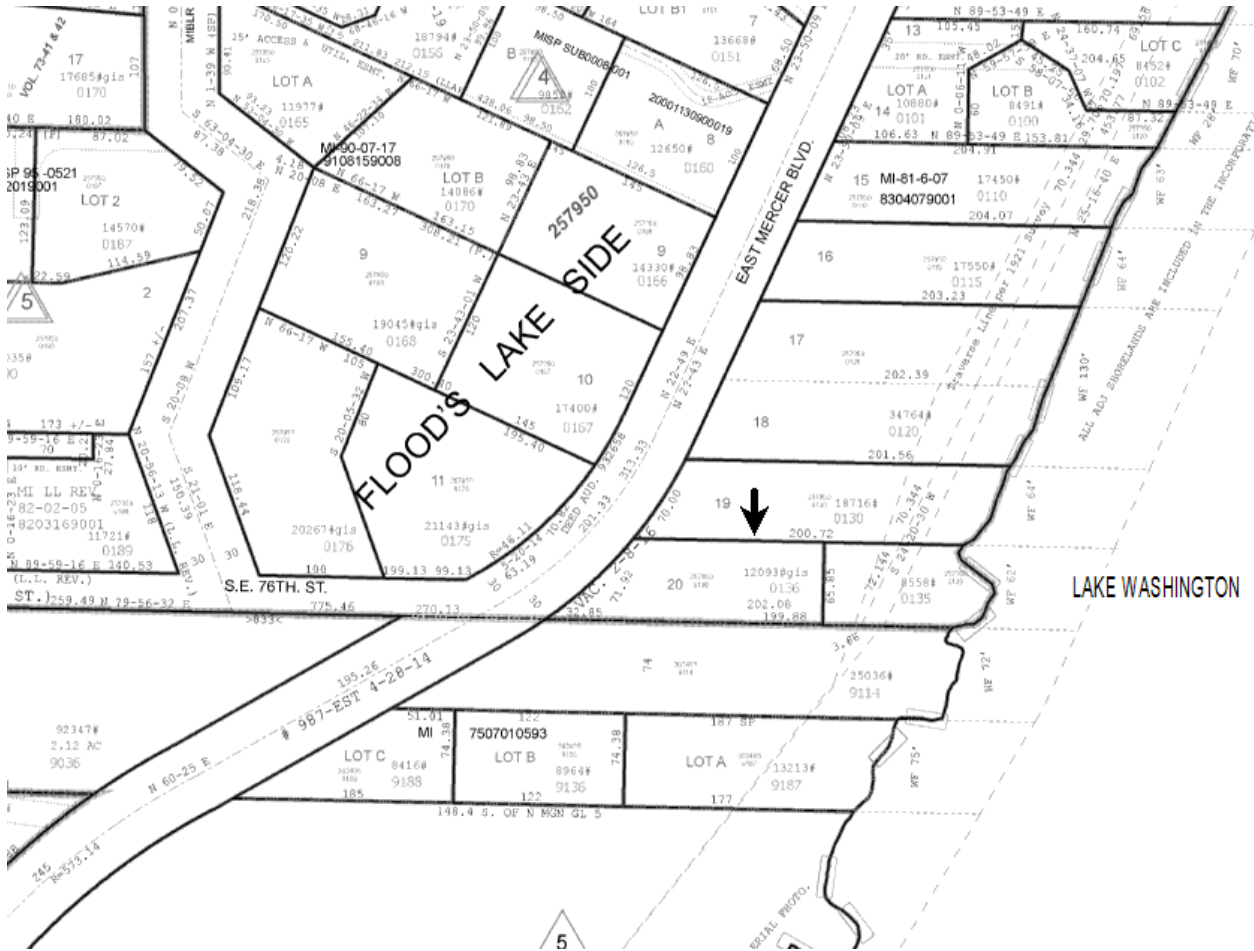
Sharing practices	
How often do/does Rainier Title LLC and Stewart Title Guaranty Company notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Rainier Title LLC and Stewart Title Guaranty Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Rainier Title LLC and Stewart Title Guaranty Company collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none">• request insurance-related services• provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: 2722 Colby Avenue, Suite 125; Everett, WA 98201, or call 888 828.0018



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This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.