



Stewart Title Company
 981 Powell Ave SW, Suite 100
 Renton, WA 98057
 Phone: (206) 770-8700
 Fax: (866) 842-1204

Customer Reference:
 Our Reference No: 1919851

Report Fee: \$250.00
 Sales Tax: \$25.75
 Total Fee: \$275.75

Effective Date of Report: January 9, 2023 at 8:00AM

Address of Land:

4740 W Mercer Way, Mercer Island, WA 98040

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO

1. Stewart Title Company has searched the following records with respect to the land:
 - a. Stewart Title Company title plant records for King County and
 - b. The "General Index" of civil matters maintained by King County Clerk's office.
2. Based on the search described in paragraph 1 above Stewart Title Company reports the following:
 - a. As of the effective date of this report, the last document purporting to convey fee title to the land is:

Erik Spring and Kathryn Spring, husband and wife

- b. The outstanding mortgages, deeds of trust, contracts, recorded liens and taxes purportedly encumbering the land and other monetary judgments, state and federal tax liens, purportedly creating a lien or encumbrance on the land are as follows:

[MAP](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

2023 Property Taxes became a Lien January 1, 2023. They are not yet ascertainable or payable until February 15, 2023.

Levy Code: 1031
 Tax Account No.: [404510 0055](#)
 Land: \$1,387,000.00
 Improvements: \$404,000.00

Note: Taxes and Charges for 2022 were paid in full in the amount of \$9,870.87.

Note: King County Treasurer, 500 4th Avenue, 6th Floor Admin. Bldg., Seattle, WA 98104 (206) 296-7300;
 Web Address: <http://webapp.metrokc.gov/kctaxinfo/>.

Deed of Trust dated September 20, 2021 and recorded September 21, 2021 as Instrument Number [20210921001256](#) in the original principal amount of \$1,382,500.00 from Erik Spring and Kathryn Spring, a married couple to Rainier Title, as trustee, for Morgan Stanley Private Bank, National Association.

N/A

Tax parcel number(s) (or equivalent): 4045100055

3. This report does not purport to report on easements, covenants, conditions and restrictions or other matters which may affect title to the land.
4. **This report is not title insurance.** The liability of Stewart Title Company shall be limited to the amount shown on page 1 of this report. This report only provides title information contained in the above stated records and does NOT reflect un-indexed or mis-indexed matters or any unrecorded or off record matters that may affect said land. This company, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the property which contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy.

This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

5. **This report was not prepared for, and may not be relied upon by third parties.**

Title Officer	Joe Dorfman Phone: (253) 439-6433 joe.dorfman@stewart.com titleofficers@stewart.com	Amanda Rockey Phone: (425) 317-7330 amanda.rockey@stewart.com titleofficers@stewart.com	Don G. Peterson Phone: (253) 439-6432 don.peterson@stewart.com titleofficers@stewart.com	Scott McDearmon Phone (360) 596-4394 scott.mcdearmon@stewart.com titleofficers@stewart.com
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EXHIBIT "A"
LEGAL DESCRIPTION

Lots 11, 12 and 13, Replat of a portion of Lake Isle, according to the plat thereof recorded in Volume 26 of Plats, page 13, records of King County, Washington;

Situate in the County of King, State of Washington.