

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0245318-ETU

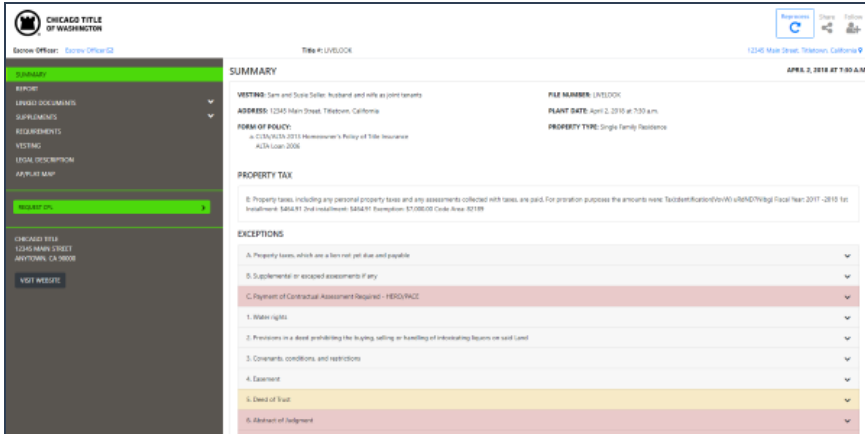
Property Address: 4624 East Mercer Way Mercer Island, WA 98040

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web application interface. The header includes the Chicago Title of Washington logo, the title "Title # LIVELOOK", and the address "1246 Main Street, Torrance, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into several sections:

- Summary:** Includes fields for "VESTING: Sam and Susie Siller, husband and wife as joint tenants", "ADDRESS: 1246 Main Street, Torrance, California", "FORM OF POLICY: A-CITL/SL/STL Homeowner's Policy of Title Insurance ALA Loan 2008", "FILE NUMBER: LIVELOOK", "PLANT DATE: April 2, 2019 at 7:59 a.m.", and "PROPERTY TYPE: Single Family Residence".
- PROPERTY TAX:** A section detailing property taxes and assessments.
- EXCEPTIONS:** A list of exceptions with expandable dropdown menus, including:
 - A. Property taxes which are a lien not yet due and payable
 - B. Supplemental or escaped assessments if any
 - C. Payment of Contractual Assessment Required - FERGUSON
 - 1. Water rights
 - 2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land
 - 3. Covenants, conditions and restrictions
 - 4. Easement
 - 5. Deed of Trust
 - 6. Abstract of Judgment

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0245318-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Gerald Yuen

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:

Kathleen J Hall
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	\$35.35

Effective Date: August 23, 2022 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:](#)

Gerald Yuen, Presumptively subject to the community interest of his/her spouse or registered domestic partner, if married or a registered domestic partner

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): 755870-0020-02

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF GOVERNMENT LOT 3 IN SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF MERCER ISLAND BOULEVARD AND BETWEEN LINES PARALLEL WITH AND DISTANT 256.10 FEET AND 332.10 FEET, RESPECTIVELY, SOUTH OF THE NORTHERLY LINE OF SAID SUBDIVISION;

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS IN FRONT THEREOF AND LYING BETWEEN SAID PARALLEL LINES PRODUCED EASTERLY;

(BEING KNOWN AS TRACT 4 AND THE SOUTH HALF OF TRACT 5, SANDY BEACH TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING).

SCHEDULE B**GENERAL EXCEPTIONS:**

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

SPECIAL EXCEPTIONS:

1. Easement contained in Deeds and the terms and conditions thereof:

Recording Date: April 18, 1941 and August 18, 1942
[Recording No.:](#) [3159080](#) and 3259148

2. 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: October 28, 1964
[Recording No.:](#) [5804690](#)
Affects: Reference is hereby made to document for full particulars

3. Community Interest and Use of Common Dock Facility and the terms and conditions thereof:

Recording Date: August 17, 1973
[Recording No.:](#) [7308170154](#)

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

Recording Date: September 9, 1977
[Recording No.:](#) [7709099014](#)

5. Waiver and Covenant and the terms and conditions thereof:

Recording Date: August 25, 1989
[Recording No.:](#) [8908250679](#)

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: December 11, 1989
[Recording No.:](#) [8912110570](#)
Affects: Reference is hereby made to document for full particulars

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

Granted to: Puget Sound Power & Light Company
Purpose: Utilities
Recording Date: March 18, 1991
[Recording No.:](#) [9103181093](#)
Affects: Reference is hereby made to document for full particulars

SCHEDULE B

(continued)

8. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
9. Question of location of lateral boundaries of said second class tidelands or shorelands.
10. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
11. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
14. 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: | 2022 |
| Tax Account Number: | 755870-0020-02 |
| Levy Code: | 1031 |
| Assessed Value-Land: | \$2,598,000.00 |
| Assessed Value-Improvements: | \$1,255,000.00 |
| General and Special Taxes: | Billed: \$28,370.71 |
| | Paid: \$14,185.36 |
| | Unpaid: \$14,185.35 |
15. 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.
16. Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Gerald Yuen, if married or a member of a registered domestic partnership.

NOTES:

SCHEDULE B

(continued)

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): Ptn. Govt. Lot 3 SW4, SE4, Sect. 18, T24N, R5E, W.M. aka Tr. 4 and S2 Tr. 5, Sandy Beach Tracts Unrec.

[Tax Account No.: 755870-0020-02](#)

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

4624 East Mercer Way
Mercer Island, WA 98040

END OF SCHEDULE B