

# SUBDIVISION

Issued By:



**Fidelity National Title**  
Insurance Company

Guarantee/Certificate Number:

**0271045-16**

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

## GUARANTEES

Steven and Joanne Adams

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**  
701 5th Avenue, Suite 2700  
Seattle, WA 98104

Countersigned By:

Kathleen J Hall  
Authorized Officer or Agent



**Fidelity National Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:	
Title Officer: Seattle Builder / Unit 16 Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: (206)628-5623 Main Phone: (206)628-5623 Email: CTISeattleBuilderUnit@ctf.com	

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: March 19, 2024 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:

Steven R. Adams and Joanne Adams, 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

**For APN/Parcel ID(s): 770010-0091-06**

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THAT PORTION OF LOTS 16 THROUGH 19 AND LOTS 32 THROUGH 34, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 34 WHICH BEARS SOUTH 85°56'42" WEST 5.28 FEET FROM THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH 27°09'40" WEST 24.75 FEET;  
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 144 FEET A DISTANCE OF 110.75 FEET;  
THENCE SOUTH 16°54'20" EAST 35.79 FEET;  
THENCE SOUTH 64°59'11" EAST 68.47 FEET TO THE SOUTH LINE OF SAID LOT 32;  
THENCE SOUTH 89°43'57" EAST, ALONG THE SOUTH LINE, 12.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32;  
THENCE CONTINUING ON THE SOUTH LINE OF LOT 19, SOUTH 89°43'56" EAST 49.95 FEET;  
THENCE NORTH 00°16'04" EAST 100 FEET TO THE SOUTH LINE OF LOT 17;  
THENCE SOUTH 89°43'56" EAST, ALONG THE SOUTH LINE OF LOT 17, 0.25 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 89°43'56" EAST 81.10 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 17;  
THENCE NORTH 00°16'04" EAST 101.28 FEET TO THE NORTH LINE OF SAID LOT 16;  
THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOTS 16 AND 34, SOUTH 85°56'42" WEST 115.43 FEET TO THE POINT OF BEGINNING.

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, encroachments, 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 Seward Addition:

Recording No: 1394831

2. Side Sewer Easement

Recording No.: 6004985

Width: 3 Feet

Affects: An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

3. 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: October 15, 1974

Recording No.: 7410150668

4. Agreement Regarding Deed Restriction, and the terms and conditions thereof:

Recording Date: December 29, 1998

Recording No.: 9812292657

5. Indemnification and Covenant for Geologically Hazardous Areas, and the terms and conditions thereof:

Recording Date: November 30, 2001

Recording No.: 20011130002900

6. Agreement, and the terms and conditions thereof:

Executed by: Frank W. Flood and V. W. Lott and Clara M. Lott, his wife

Recording Date: September 9, 1926

Recording No.: 2237672

**SCHEDULE B**  
(continued)

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:
- Recording No: 9704049007
8. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:
- Recording Date: February 26, 2024  
Recording No.: 20240226000478
9. 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:                        | 2024   |
| Tax Account Number:          | 770010-0091-06   |
| Levy Code:                   | 1031   |
| Assessed Value-Land:         | \$2,034,000.00   |
| Assessed Value-Improvements: | \$1,230,000.00   |
| General and Special Taxes:   | Billed:\$22,474.74<br>Paid: \$0.00<br>Unpaid:\$22,474.74 |
10. A deed of trust to secure an indebtedness in the amount shown below,
- |                  |  |
|------------------|--|
| Amount:          | \$1,830,000.00                                     |
| Dated:           | February 17, 2021                                  |
| Trustor/Grantor: | Steven R. Adams and Joanne Adams, a married couple |
| Trustee:         | First American Title Insurance Company             |
| Beneficiary:     | Bank of America, N.A.                              |
| Recording Date:  | February 22, 2021                                  |
| Recording No.:   | 20210222003557                                     |
- NOTES:
- 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 LTS 16 TO 19 & LTS 32 TO 34, SEWARD ADDN  
Tax Account No.: 770010-0091-06

**SCHEDULE B**

(continued)

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

8035 SE 45th St  
Mercer Island, WA 98040

**END OF SCHEDULE B**