

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

Prepared by: CW Title and Escrow, 180951

Order Number: 50046152-103

Effective Date: May 11, 2024

Premium: \$300.00

Sales Tax: \$30.60

Total: \$330.60

Guarantee No.: 000013957

OWNERS: Blake Zhang, as his separate estate

LEGAL DESCRIPTION: PTN GVT LT 11 IN SW 1/4 8-24-5E

SUBJECT TO:

1. (A) Unpatented mining claims; (B) Reservation or exceptions in patents or in acts authorizing the issuance thereof; (C) Indian treaty or aboriginal rights, including but not limited to, easement or equitable servitudes; or (D) Water rights, claims, or title to water, whether or not the matters excepted under (A), (B), (C), or (D), are shown by the public records.
2. General property taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency, (1st half delinquent on May 1; 2nd half delinquent on November 1):

Tax Year: 2024

Tax Account No. 0824059029

Amount Billed: \$17,266.82 | Amount Paid: \$8,633.41 | Amount Due: \$8,633.41

Tax Levy Code: 1031

Assessed Values: Land: \$1,470,000.00 | Improvements: \$1,037,000.00 | Total: \$2,507,000.00

3. Reservations contained in deed from the State of Washington recorded as Instrument #459501 in the [official records](#), reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefor, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in deed referred to above.

4. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Area affected: a portion of said premises
Recorded as Instrument #4415144 in the [official records](#)
5. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Area affected: a portion of said premises
Recorded as Instrument #4415145 in the [official records](#)
6. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Area affected: a portion of said premises

STEWART TITLE GUARANTY COMPANY

Subdivision Guarantee Page 1 of 6

Order No. 50046152-103

WA Subdivision Guarantee

Recorded as Instrument #4421333 in the [official records](#)

7. Easement and Agreement and the terms and conditions thereof:
Recorded as Instrument #4712652 in the [official records](#)

And amendment thereto recorded as Instrument #4737448 in the [official records](#)

8. Easement and the terms and conditions thereof:
Grantee: King County Water District
Purpose: water pipeline(s)
Area affected: a portion of said premises
Recorded as Instrument #5266569 in the [official records](#)

9. Easement and the terms and conditions thereof:
Purpose: roadway, ingress, egress and utilities
Area affected: a portion of said premises
Recorded as Instrument #6668756 in the [official records](#)

10. Easement and the terms and conditions thereof:
Purpose: roadway, ingress, egress and utilities
Area affected: a portion of said premises
Recorded as Instrument #6672184 in the [official records](#)

11. Agreement and the terms and conditions thereof:
Recorded as Instrument #7807180830 in the [official records](#)

12. Agreement for Construction, Maintenance and Use of Dock and the terms and conditions thereof:
Recorded as Instrument #8701061314 in the [official records](#)

13. Maintenance Agreement for Beach Property, Bulkhead, and Trail and the terms and conditions thereof:
Recorded as Instrument #8701061315 in the [official records](#)

14. Private Road Easement and Maintenance Agreement and the terms and conditions thereof:
Recorded as Instrument #8803161040 in the [official records](#)

15. Easement and the terms and conditions thereof:
Grantee: Puget Sound Energy, Inc.
Purpose: One or more utility systems
Area affected: a portion of said premises
Recorded as Instrument #20230821000657 in the [official records](#)

16. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Lake Washington, if it is navigable.

17. The right of use, control or regulation by the United States of America in exercise of power over commerce and navigation.

18. Any restrictions on the 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 has been, covered by water.

19. Location of the lateral boundaries of second class shorelands.

20. Deed of Trust and the terms and conditions thereof:
Grantor: Blake Zhang, an unmarried person
Trustee: Chicago Title Insurance Company
Beneficiary: Mortgage Electronic Registration Systems Inc. ("MERS"), acting solely as nominee for Evergreenet
Moneysource Mortgage Company, as lender
Original Amount: \$1,816,000.00

WA Subdivision Guarantee

Dated: October 1, 2022

Recorded on October 5, 2022 as Instrument #20221005000210 in the [official records](#)

21. The land described in this commitment appears to be residential in nature and may be subject to the provisions of R.C.W. 6.13.010, et seq. (Homestead Statute), provided that the land is occupied as a primary residence. If the land is occupied as a primary residence, R.C.W.6.13.060 requires that all documents conveying or encumbering the land must be executed by each spouse or domestic partner, individually. Alternatively, the Company will accept a deed identifying the non-vested spouse occupying the property as the grantor and the vested spouse as grantee. In the event that the company receives documents to insure that are not executed as required, the company may be unable to record or to insure the transaction. Please contact your title officer if you have any questions.

WA Subdivision Guarantee

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Guarantee No.: 000013957

INFORMATIONAL NOTES

1. Within the past 36 months, the following conveyances have been recorded in King County, which affect the property described in schedule a herein:
A: Statutory Warranty Deed on October 5, 2022 as Instrument #20221005000209 in the [official records](#)
2. Based on information provided to the company, on the date of this commitment it appears that there is located on the land:

Residence (1-4 Families)

Known as:
3826 East Mercer Way
Mercer Island, WA 98040 [Map](#)
3. The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN GVT LT 11 IN SW 1/4 8-24-5E

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

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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.

PARCEL A:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 121.44 FEET;
THENCE NORTH 130 FEET;
THENCE EAST 120.44 FEET, MORE OR LESS, TO A POINT ON SAID SECTION LINE;
THENCE SOUTH ALONG SAID SECTION LINE 130 FEET TO POINT OF BEGINNING;

EXCEPT PORTION THEREOF LYING WEST OF THE EAST LINE OF EAST MERCER WAY.

PARCEL B:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 130 FEET;
THENCE EAST 114.3 FEET;
THENCE SOUTH 130 FEET;
THENCE WEST TO POINT OF BEGINNING.

PARCEL C:

THE SOUTH 30 FEET OF THE NORTH 55 FEET OF THE FOLLOWING:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°45' EAST 574.51 FEET TO TRUE POINT OF BEGINNING;
THENCE NORTH 36°44' EAST 145.88 FEET;
THENCE EAST TO OUTER OR EASTERLY LINE OF SHORELANDS OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID OUTER OR EASTERLY LINE OF SAID SHORELANDS TO A POINT EAST OF THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT OVER, ACROSS, ALONG AND UNDER THE SOUTHERLY 12 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SECTION LINE WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 121.44 FEET;
THENCE NORTH 130 FEET;
THENCE EAST TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO POINT EAST OF POINT OF BEGINNING;
THENCE WEST TO POINT OF BEGINNING;

EXCEPT THAT AS TO THAT PORTION OF THE DESCRIBED TRACT WHICH LIES EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF THE DESCRIBED TRACT, WHICH POINT IS 464.32 FEET EAST OF SAID SECTION LINE AND PARALLEL TO SAID SECTION LINE, THE EASEMENT SHALL BE ONLY OVER, ACROSS, ALONG

WA Subdivision Guarantee

AND UNDER THE SOUTHERLY 5 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN PARCELS A AND B;

ALSO TOGETHER WITH AN EASEMENT OVER, ACROSS, ALONG AND UNDER THAT CERTAIN PORTION OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°45' EAST 574.51 FEET TO TRUE POINT OF BEGINNING;
THENCE NORTH 26°44' EAST 145.88 FEET;
THENCE EAST TO THE OUTER OR EASTERLY LINE OF THE SHORELANDS OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG THE SAID OUTER OR EASTERLY LINE OF SAID SHORELANDS TO A POINT EAST OF THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE TRUE POINT OF BEGINNING, WHICH LIES WESTERLY OF A LINE COMMENCING AT A POINT 71.70 FEET EAST OF THE TRUE POINT OF BEGINNING AND EXTENDING THEREFROM NORTH 24°29' EAST A DISTANCE OF 143.12 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID DESCRIBED TRACT, WHICH IS APPROXIMATELY 65.41 FEET EAST OF THE NORTHWEST CORNER OF SAID DESCRIBED TRACT;

EXCEPT THAT PORTION THEREOF LYING WITHIN PARCEL C.

SITUATE IN THE COUNTY, STATE OF WASHINGTON.



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-000013957

Fee: \$ 300.00

Order No.: 50046152-103

Dated: May 11, 2024

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:

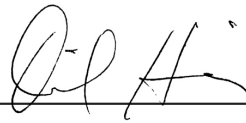
Authorized Countersignature

Cascade West Title Company, LLC D/B/A CW Title
and Escrow
Company Name

11201 SE 8th Street
Suite 200
Bellevue, WA 98004
City, State




Frederick H. Eppinger
President and CEO


David Hisey
Secretary

In writing this company please address at P.O. Box 2029, Houston, Texas 77252-2029, and refer to the printed Serial Number