

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0091236-06
Revision 5th Guarantee

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Ladybug Trust

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:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:
Title Officer: Commercial Unit Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Main Phone: (206)628-5610 Email: WA-Commercial@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$33.60

Effective Date: February 27, 2019 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:

Michael E. Morgan, Trustee of The Ladybug Trust

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

LOTS A, B AND C OF MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

TOGETHER WITH PARKING INGRESS, EGRESS AND DRAINAGE EASEMENT AS ESTABLISHED BY PARKING AREA EASEMENT RECORDED UNDER RECORDING NUMBER 5094317 AND AS FURTHER DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8308170194; AND

TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

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. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Parking and drainage
Recording No.: 5094317

Said instrument is modified by instrument recorded under Recording No. 9304061280.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

Recording Date: December 9, 1948
Recording No.: 3860939
Purpose: Private Road
Affects: Said premises and other property

The exact location and extent of said easement is not disclosed of record.

Said easement has been modified by instrument recorded under Recording No. 3927412.

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

3. 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 line or lines and all necessary connections and appurtenances thereto
Recording Date: December 8, 1959
Recording No.: 5110633
Affects: The westerly 20 feet, and other property

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

Purpose: Drainage line and trench
Recording Date: October 5, 1966
Recording No.: 6091107
Affects: Northerly most portion of Lot A

Said easement is also delineated and/or dedicated on the face of the Short Plat.

SCHEDULE B
(continued)

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Mercer Island Short Plat Number MI-76-8-027:

Recording No.: 7702170577

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Boundary Line Revision known as City of Mercer Island File No. MI-81-08-15:

Recording No: 8211169001

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

Reserved by: Helen R. Ogden, individually and as co-executor of the estate of Raymond D. Ogden, deceased, and Raymond D. Ogden, Jr., co-executor of the estate of Raymond D. Ogden, deceased
Purpose: Ingress, egress and utilities and parking
Recording Date: August 17, 1983
Recording No.: 8308170194
Affects: Said premises and other property

8. 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: Underground electric system
Recording Date: February 26, 1991
Recording No.: 9102260455
Affects: A portion of said premises and other property

9. Covenant to bear part or all of the cost of construction or repair of easement granted over adjacent property:

Purpose of Easement: Utilities
Recording number: 9304061280

10. Question of location of lateral boundaries of said second class tidelands or shorelands.

11. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

SCHEDULE B

(continued)

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: 2019
Tax Account Number: 362350-0275-08
Levy Code: 1031
Assessed Value-Land: \$2,558,000.00
Assessed Value-Improvements: \$ 111,000.00

General and Special Taxes: Billed: \$20,055.90
Paid: \$0.00
Unpaid: \$20,055.90

Note: Taxes for 2018 have been paid in the amount of \$22,269.04.

Affects: Parcel A

15. 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: 2019
Tax Account Number: 362350-0274-09
Levy Code: 1031
Assessed Value-Land: \$3,413,000.00
Assessed Value-Improvements: \$2,263,000.00

General and Special Taxes: Billed: \$42,638.62
Paid: \$0.00
Unpaid: \$42,638.62

Note: Taxes for 2018 have been paid in the amount of \$47,511.69.

Affects: Parcel B

SCHEDULE B

(continued)

- 16. 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: 2019
 Tax Account Number: 362350-0273-00
 Levy Code: 1031
 Assessed Value-Land: \$2,558,000.00
 Assessed Value-Improvements: \$91,000.00

General and Special Taxes: Billed: \$19,505.71
 Paid: \$0.00
 Unpaid: \$19,505.71

Note: Taxes for 2018 have been paid in the amount of \$22,104.29.

Affects: Parcel C

- 17. This item intentionally deleted

- 18. This item intentionally deleted

- 19. A state tax lien for the amount shown and any other amounts due,

Filed by: Washington Department of Social and Health Services
 Taxpayer: Michael Edward Morgan
 Amount: \$5,702.09
 Recording Date: April 8, 2016
 Recording No.: 2016408000062

Note: The effect of said matter(s) depends upon the identity of the debtor.

- 20. This item intentionally deleted

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

Purpose: Sewer and Drainage lines
 Recording Date: May 28, 1963
 Recording No.: 5589173
 Affects: A strip of land 3 feet in width lying within the Northeasterly portion of Lots B and C.

SCHEDULE B
(continued)

22. Matters contained in that certain document

Entitled: Affidavit in Support of Accessory Dwelling Unit Permit
Dated: April 5, 2017
Executed by: Michael E. Morgan, Trustee of the Ladybug Trust
Recording Date: April 6, 2017
Recording No.: 20170406000814
Which provides for among other things:

Reference is hereby made to said document for full particulars.

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

Job No.: 160681
Dated: February 9, 2018
Recorded: February 14, 2018
Recording No.: 20180214900011
Prepared by: Terrane
Matters shown: see below

- A. Fence along northwest line is up to 1.1 feet northwest of the property line;
- B. Fence along the southeast line is up to 4 feet, more or less, southeast of the property line;

END OF EXCEPTIONS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: 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:

LTS. A, B & C, SPL. NO. MI-76-8-027, REC. # 7702170577, AMENDED BY BLA. MI-81-08-15, REC. # 8211169001, a/k/a BLK. A, REPLAT OF ISLAND PARK
Tax Account No(s): 362350-0273-00, 362350-0274-09 and 362350-0275-08

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

3675 W Mercer Way
Mercer Island, WA 98040

END OF NOTES

END OF SCHEDULE B