

## Commitment for Title Insurance

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0249740-ETU

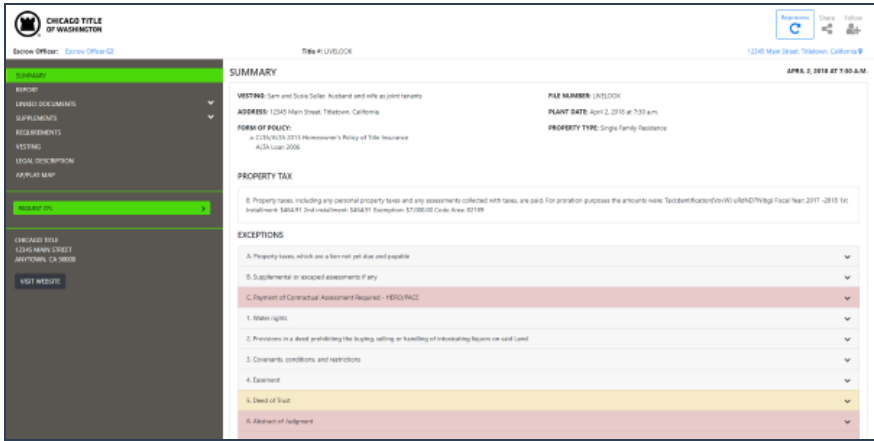
Property Address: 7234 W Ridge Road Mercer Island, WA 98040

### 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 interface. The header includes the Chicago Title of Washington logo, the title number "Title #: LIVELOOK", and the property address "1246 Main Street, Trabicon, California". The date and time are "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options like "SUMMARY", "REPORTS", "LIVELOOK DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VIEWING", "LEGAL DESCRIPTION", and "APPLY FOR MAP". The main content area shows a "SUMMARY" section with fields for "VESTING" (Sole and Survive Seller, Notland and with all joint tenants), "ADDRESS" (1246 Main Street, Trabicon, California), "FORM OF POLICY" (A-CITL/SL/SJ-2013 Homeowner's Policy of Title Insurance ALTA Loan 2006), "FILE NUMBER" (LIVELOOK), "PLANT DATE" (April 2, 2019 at 7:59 a.m.), and "PROPERTY TYPE" (Single Family Residence). Below the summary is a "PROPERTY TAX" section with a note about taxes and assessments. The "EXCEPTIONS" section lists various items, with "C. Payment of Contractual Assessment Required - FERGUSON" highlighted in red, and "6. Deed of Trust" highlighted in yellow.

**Effortless, Efficient, Compliant, and Accessible**

# ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

Commitment Number:

**0249740-ETU**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

## Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Nathan Warwick  
Authorized Officer or Agent

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
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	

**Order Number: 0249740-ETU**

### SCHEDULE A

1. Commitment Date: December 12, 2022 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Homeowner's Policy of Title Insurance 2021 w-WA Mod
 

Proposed Insured:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below		
Proposed Amount of Insurance:	\$10,500.00		
The estate or interest to be insured:	FEE SIMPLE		
Premium:	\$	210.00	
Tax:	\$	21.21	
Rate:	Homeowner's		
Discount(s):	Residential		
Total:	\$	231.21	
  - (b) ALTA Loan Policy 2021 w-WA Mod
 

Proposed Insured:	Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below or a purchaser		
Proposed Amount of Insurance:	\$10,500.00		
The estate or interest to be insured:	FEE SIMPLE		
Premium:	\$	350.00	
Tax:	\$	35.35	
Rate:	Extended		
Discount(s):	Residential Purchase Loan		
Total:	\$	385.35	
3. The estate or interest in the Land at the Commitment Date is:
 

FEE SIMPLE
4. The Title is, at the Commitment Date, [vested in:](#)

Mason Helms and Shelley Helms, a married couple
5. The Land is described as follows:
 

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### END OF SCHEDULE A

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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 252404-9152-06**

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THAT PORTION OF THE SOUTH 330 FEET OF THE NORTH 668.5 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF ABOVE DESCRIBED TRACT AND THE WEST MARGIN OF WEST MERCER WAY;  
THENCE ALONG SAID SOUTH BOUNDARY NORTH 88°41'04" WEST 430.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 25°15'51" EAST 80.42 FEET;  
THENCE NORTH 88°41'04" WEST 312.61 FEET;  
THENCE SOUTH 1°18'56" WEST 1 FOOT;  
THENCE NORTH 88°41'04" WEST 84.38 FEET;  
THENCE SOUTH 01°18'56" WEST 12.5 FEET;  
THENCE NORTH 88°41'04" WEST TO SHORE LINE OF LAKE WASHINGTON;  
THENCE SOUTHERLY ALONG SAID SHORE LINE TO SAID SOUTH BOUNDARY;  
THENCE SOUTH 88°41'04" EAST ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS LYING BETWEEN THE MOST WESTERLY, NORTH AND SOUTH BOUNDARIES EXTENDED WESTERLY OF THE ABOVE DESCRIBED TRACT;

TOGETHER WITH AN UNDIVIDED INTEREST IN A TRACT OF LAND TO BE USED FOR ROAD PURPOSES DESCRIBED UNDER RECORDING NUMBER 4589273 AND RECORDED IN VOLUME 3479 OF DEEDS, PAGE 496, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 330.5 FEET OF THE NORTH 668.5 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED TRACT AND WEST MARGIN OF WEST MERCER WAY, SAID POINT OF INTERSECTION BEING A POINT ON A CURVE FROM WHICH THE CENTER OF THE CURVE BEARS SOUTH 66°44'39" EAST 746.32 FEET;  
THENCE NORTHEASTERLY ALONG SAID MARGIN ON A CURVE TO THE RIGHT WITH A RADIUS OF 746.32 FEET A DISTANCE OF 126.48 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 32°57'56" EAST 34.19 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION WHICH IS A POINT ON A CURVE FROM WHICH THE CENTER OF THE CURVE BEARS SOUTH 32°57'56" WEST A DISTANCE OF 70 FEET;  
THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 70 FEET, A DISTANCE OF 44.48 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 86°33'18" WEST 340.20 FEET TO THE POINT OF CURVE;  
THENCE ON SAID CURVE TO THE RIGHT WITH A RADIUS OF 130 FEET, A DISTANCE OF 95.52 FEET;  
THENCE NORTH 38°39'19" EAST ALONG A RADIUS OF THE CURVE 60 FEET TO A POINT ON A CURVE FROM WHICH THE CENTER BEARS NORTH 38°39'19" EAST 70 FEET;  
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 70 FEET, A DISTANCE OF 51.43 FEET TO POINT OF TANGENCY;  
THENCE NORTH 86°33'18" EAST 340.20 FEET TO A POINT OF CURVE;  
THENCE ON SAID CURVE TO THE RIGHT WITH A RADIUS OF 130 FEET, A DISTANCE OF 82.61 FEET TO THE WESTERLY MARGIN OF WEST MERCER WAY;

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**EXHIBIT "A"**  
Legal Description

THENCE SOUTH 32°57'56" WEST 60 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY MARGIN OF WEST MERCER WAY AND THE  
NORTHERLY MARGIN OF ABOVE DESCRIBED TRACT OF LAND, SAID POINT OF INTERSECTION BEING ON A  
CURVE IN SAID NORTHERLY MARGIN FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 32°57'56"  
WEST, 130.00 FEET;  
THENCE ON SAID CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET ALONG SAID NORTHERLY MARGIN, AN  
ARC DISTANCE OF 82.61 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 86°33'18" WEST ALONG SAID NORTHERLY MARGIN 340.20 FEET;  
THENCE SOUTH 03°26'42" EAST 5.00 FEET;  
THENCE NORTH 86°33'18" EAST 340.20 FEET TO A POINT OF CURVE;  
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 79.44 FEET TO  
THE SAID WESTERLY MARGIN OF WEST MERCER WAY;  
THENCE NORTH 32°57'56" EAST ALONG SAID WESTERLY MARGIN, 5.00 FEET TO THE POINT OF BEGINNING OF  
THIS EXCEPTION;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE TRACT OF LAND TO BE USED AS A COMMUNITY BEACH  
AND FOR ROAD PURPOSES AND DESCRIBED UNDER RECORDING NUMBER 4734547 AND RECORDED IN  
VOLUME 2615 OF DEEDS, PAGE 501, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 330.5 FEET OF THE NORTH 668.5 FEET OF GOVERNMENT LOT 4, SECTION 25,  
TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED  
AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED TRACT AND  
THE WEST MARGIN OF WEST MERCER WAY;  
THENCE ALONG SAID SOUTH BOUNDARY NORTH 88°41'04" WEST 794.35 FEET;  
THENCE NORTH 01°18'56" EAST 60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 88°41'04" WEST TO THE SHORE LINE OF LAKE WASHINGTON;  
THENCE NORTHERLY ALONG SAID SHORE LINE TO A POINT IN A LINE DRAWN PARALLEL TO AND 90 FEET  
FROM THE SAID SOUTH BOUNDARY;  
THENCE SOUTH 88°41'04" EAST ALONG SAID PARALLEL LINE TO A POINT THAT BEARS NORTH 01°18'56" EAST  
30.00 FEET FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 01°18'56" WEST 12.50 FEET;  
THENCE SOUTH 88°41'04" EAST 84.38 FEET;  
THENCE SOUTH 01°18'56" WEST ONE FOOT;  
THENCE SOUTH 88°41'04" EAST 281.00 FEET;  
THENCE NORTH 25°15'51" EAST 80.42 FEET TO A POINT IN THE SOUTHERLY MARGIN OF A STRIP OF LAND TO  
BE USED AS A PRIVATE ROAD AND DESCRIBED UNDER RECORDING NUMBER 4589273, SAID POINT BEING ON  
A CURVE FROM WHICH THE CENTER BEARS NORTH 38°39'19" EAST 130.00 FEET;  
THENCE ON A CURVE TO THE LEFT ALONG SAID MARGIN WITH A RADIUS OF 130.00 FEET A DISTANCE OF  
30.38 FEET;  
THENCE SOUTH 25°15'51" WEST ALONG THE RADIUS OF SAID CURVE 66.80 FEET;  
THENCE NORTH 88°41'04" WEST 312.61 FEET;  
THENCE SOUTH 01°18'56" WEST ONE FOOT;  
THENCE NORTH 88°41'04" WEST 84.38 FEET;  
THENCE SOUTH 01°18'56" WEST 12.50 FEET TO THE TRUE POINT OF BEGINNING;

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**EXHIBIT "A"**  
Legal Description

TOGETHER WITH SECOND CLASS SHORELANDS LYING BETWEEN THE MOST WESTERLY, NORTH AND SOUTH BOUNDARIES EXTENDED WESTERLY OF THE ABOVE DESCRIBED TRACT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
7. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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**SCHEDULE B, PART I - Requirements**  
(continued)

## 9. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of the City of Mercer Island.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State Portion: 1.10% on any portion of the sales price of \$500,000 or less;  
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;  
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;  
3.00% on any portion of the sales price above \$3,000,000;

Note: Effective January 1, 2023 the selling price thresholds for the state portion will change.

The rate of excise for properties formally classified as timberland or agricultural land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.5% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online at <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

## 10. TO PROVIDE THE EXTENDED COVERAGE POLICY AND/OR ALTA HOMEOWNER'S POLICY IDENTIFIED IN SCHEDULE A, GENERAL EXCEPTIONS A THROUGH D WILL BE CONSIDERED WHEN OUR INSPECTION AND/OR REVIEW OF SURVEY, IF REQUIRED, IS COMPLETED. A SUPPLEMENTAL COMMITMENT WILL FOLLOW.

If there have been recent improvements on the property within 90 days prior to closing we will require a signed indemnity agreement and a recent financial statement from each indemnitor.

If construction financing is to be insured, please contact the title officer for requirements.

The Company reserves the right to add additional exceptions or make further requirements after review of the property inspection and requested documentation.

Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

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**SCHEDULE B, PART I - Requirements**

(continued)

11. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

**END OF REQUIREMENTS****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:** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

**Note B:** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

**Note C:** To expedite the completion of your closing, please forward your Closing Order and recording documents to:

Chicago Title Company - Central Recording  
701 Fifth Avenue, Suite 2700  
Seattle, WA 98104

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**SCHEDULE B, PART I - Requirements**

(continued)

Note D: 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 GOV LT 4, SEC 25-24N-4 E, W.M  
[Tax Account No.: 252404-9152-06](#)

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

7234 W Ridge Road  
 Mercer Island, WA 98040

Note F: Note: There are NO conveyances affecting said Land recorded within 36 months of the date of this report.

Note G: Recording charges (per document title) for closings on July 26, 2021, and after, for all Washington counties:

Deed of Trust - \$204.50 and \$1 for each additional page.  
 Most other Docs, except as noted below - \$203.50 and \$1 for each additional page.  
 Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - \$18.00 and \$1 for each additional page  
 Multiple titled documents are charged per applicable title.

There is an additional \$4.25 fee per document for electronic recording.

**RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE**

Note H: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent of a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

**END OF NOTES**

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II - Exceptions**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

**GENERAL EXCEPTIONS:**

- A. Rights or claims of parties in possession, or claiming possession, not shown in Public Records.
  
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
  
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed law, and not shown by the Public Records.
  
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
  
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

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**SCHEDULE B, PART II - Exceptions**

(continued)

G. Unpatented mining claims, and all rights relating thereto.

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

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records, or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

**SPECIAL EXCEPTIONS:**

1. Right to enter the Land to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in the street or road adjoining said Land, as granted by instrument:

Recording No.: [3404295](#)

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

Purpose: underground conduits

Recording Date: November 18, 1959

Recording No.: [5103851](#)

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

Granted to: Viacom Cablevision

Purpose: television line or cable

Recording Date: March 24, 1988

Recording No.: [8803240718](#)

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**SCHEDULE B, PART II - Exceptions**

(continued)

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Grantor: State of Washington

[Recording No.: 705356](#)

Right of the State of Washington or its successors, subject to payment of compensation, 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 above-referenced deed.

5. Covenants, conditions, restrictions and easements 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: May 13, 1958

[Recording No.: 4900974](#)

6. 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.: 2000121900003](#)

7. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by an inspection or survey:

A. Concrete Patio, wood desk and lawn appurtenant to the subject property encroaches onto the southerly adjoining parcel as shown in survey recorded under King County [Recording number 20000121900003](#).

B. Lack of a recorded Easement for the shared gravel walkway located in the westerly portion of the subject property.

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**SCHEDULE B, PART II - Exceptions**  
(continued)

8. Release of Damage agreement and the terms and conditions thereof:

Executed by: City of Mercer Island  
Recording Date: July 8, 1982  
[Recording No.: 8207080385](#)

Releasing City of Mercer Island from all future claims for Damages resulting from:  
additions and alterations to an existing single family residence

9. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: August 2, 2002  
[Recording No.: 20020802000873](#)

10. 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 Survey:

[Recording No.: 20200214900019](#)

11. Affidavit to Limit Subdivision and the terms and conditions thereof:

Recording Date: June 9, 2020  
[Recording No.: 20200609000784](#)

12. Indemnification and Hold harmless Agreement and the terms and conditions thereof:

Recording Date: January 29, 2021  
[Recording No.: 20210129001184](#)

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

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

15. 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.

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**SCHEDULE B, PART II - Exceptions**

(continued)

16. 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.
17. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
18. Rights to the waters hereinafter stated, contained under State Certificate issued:

Recording No.: 20140703000275

Waters of: Lake Washington  
 To: Donald W. Leuthold

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. 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: 252404-9152-06  
 Levy Code: 1031  
 Assessed Value-Land: \$2,317,000.00  
 Assessed Value-Improvements: \$3,944,000.00
- General and Special Taxes: Billed: \$46,090.26  
 Paid: \$46,090.26  
 Unpaid: \$0.00
21. City, county or local improvement district assessments, if any.
22. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$999,999.00  
 Dated: October 21, 2019  
 Trustor/Grantor: Mason Helms and Shelley Helms, husband and wife  
 Trustee: First American Title  
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc.  
 Recording Date: October 28, 2019  
Recording No.: 20191028000264

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**SCHEDULE B, PART II - Exceptions**  
(continued)

By various assignments, the beneficial interest thereunder is now held of record in:

Assignee: Charles Schwab Bank, SSB  
Recording Date: September 3, 2020  
[Recording No: 20200903001711](#)

23. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

**END OF SCHEDULE B, PART II**

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**COMMITMENT CONDITIONS****1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I-Requirements; and
    - f. Schedule B, Part II-Exceptions; and
    - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION - INTENTIONALLY DELETED****END OF CONDITIONS**

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## RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

### First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

\*\*A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

### Additional Pages:

1" top, side and bottom margins containing no markings or seals.

### All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888)714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice: Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

### **Accessing and Correcting Information: Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer