



First American Title Insurance Company

COURTESY TITLE REVIEW

File No.: 4209-4022118

Date: 12/16/2022

Property: **4612 E Mercer Way, Mercer Island, WA 98040**

Thank you for choosing First American Title for your transaction. The information set forth below is a courtesy title review of certain title exceptions that may need special attention. This document **does not** replace or alter the Title Commitment (preliminary report) with an effective date of December 07, 2022, issued under the above referenced file number, and you should carefully review that document for all particulars.

1. We note an issue or question regarding the item shown as Exception No. **10** of the Commitment.
2. We note matters shown on Survey and/or Inspection as noted on the Commitment as Exception No. .

Good news, we have not identified any courtesy title review items at this time. Further courtesy title reviews will be submitted with each updated commitment, and it is important you also make us aware of any conditions that would affect title.

Thank you so much for your order and your trust in us. Your team at First American Title is here to help answer any questions you have. Please do not hesitate to give us a call if we can be of assistance: (206)615-3055 or email TitleKingWa@firstam.com.

Thank you,

DISCLAIMER: THE INFORMATION CONTAINED IN THIS COURTESY TITLE REVIEW IS SUPPLIED ONLY TO CALL ATTENTION TO PARTICULAR MATTERS SET OUT IN A TITLE COMMITMENT OR PRELIMINARY REPORT AND IS NOT INTENDED TO SUPPLEMENT OR ALTER THAT DOCUMENT. THIS COURTESY TITLE REVIEW IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE COMMITMENT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. REFERENCE SHOULD BE MADE TO THE ACTUAL TITLE COMMITMENT OR PRELIMINARY REPORT FOR ALL PURPOSES CONCERNING THE TRANSACTION. FIRST AMERICAN ACCEPTS NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.