

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

Prepared by: CW Title and Escrow, 180951

Order Number: 50046147-103

Effective Date: May 11, 2024

Premium: \$300.00

Sales Tax: \$30.60

Total: \$330.60

Guarantee No.: 000013958

OWNERS: Pierre-Loup Griffais and Anne-Laure Vingtdeux, a married couple

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

SUBJECT TO:

1. (A) Unpatented mining claims; (B) Reservations 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. 0824059184

Amount Billed: \$15,450.46 | Amount Paid: \$7,725.23 | Amount Due: \$7,725.23

Tax Levy Code: 1031

Assessed Values: Land: \$1,317,000.00 | Improvements: \$926,000.00 | Total: \$2,243,000.00

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 #4415146 in the [official records](#)
5. 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](#)

6. Easement and the terms and conditions thereof:
Grantee: Mercer Island Sewer District
Purpose: sewer pipe line
Area affected: a portion of said premises
Recorded as Instrument #5028679 in the [official records](#)

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7. Easement and the terms and conditions thereof:
Grantee: Mercer Island Sewer District
Purpose: power line(s)
Area affected: a portion of said premises
Recorded as Instrument #5096005 in the [official records](#)
8. Agreement for Construction, Maintenance and Use of Dock and the terms and conditions thereof:
Recorded as Instrument #8701061314 in the [official records](#)
9. Maintenance Agreement for Beach Property, Bulkhead and Trail Blackberry Beachclub Association and the terms and conditions thereof:
Recorded as Instrument #8701061315 in the [official records](#)
10. 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.
11. The right of use, control or regulation by the United States of America in exercise of power over commerce and navigation.
12. 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.
13. Location of the lateral boundaries of second class shorelands.
14. Deed of Trust and the terms and conditions thereof:
Grantor: Pierre-Loup Griffais and Anne-Laure Vingtdoux, a married couple
Trustee: George C. Reinmiller Trustee Inc
Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS"), acting solely as nominee for Boeing Employees' Credit Union, as lender
Original Amount: \$1,512,000.00
Dated: February 23, 2021
Recorded on February 23, 2021 as Instrument #20210302000930 in the [official records](#)

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INFORMATIONAL NOTES

1. In the past 36 months, there have been no conveyances of record for the property described in Schedule A herein. Title was acquired by deed recorded on January 31, 2019 as Instrument #20190131001085 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:
3822 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

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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:

THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID SECTION LINE WHICH IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 89°45'00" EAST 224.32 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°05'09" EAST 130 FEET;
THENCE NORTH 89°45'00" EAST 110 FEET;
THENCE SOUTH 130 FEET;
THENCE WESTERLY TO THE TRUE POINT OF BEGINNING;

PARCEL B:

THE SOUTH 25 FEET OF THE NORTH 105 FEET OF THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID SECTION LINE WHICH IS POINT 410 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 8;
THENCE NORTH 89°45'00" EAST 574.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 26°44'00" EAST 145.88 FEET;
THENCE EAST TO THE 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;

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

BEGINNING AT A POINT ON THE SAID SECTION LINE WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;
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 THE SAID SECTION LINE AND PARALLEL TO SAID SECTION LINE, THE EASEMENT SHALL BE ONLY OVER, ACROSS, ALONG AND UNDER THE SOUTHERLY 5 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN PARCEL A:

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

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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.;
THENCE NORTH 89°45'00" EAST 574.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 26°44'00" 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 BEGINNING AT A POINT 71.70 FEET EAST OF THE TRUE POINT OF BEGINNING AND EXTENDING THEREFROM NORTH 24°29'00" 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 B:

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-000013958

Fee: \$ 300.00

Order No.: 50046147-103

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
Frederick H. Eppinger
President and CEO

David Hisey
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