



**WA SUBDIVISION GUARANTEE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Guarantee No.:** G-6329-000013953

**Fee:** \$ 300.00

**Order No.:** 50046154-103

**Dated:** May 3, 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

## WA Subdivision Guarantee

### SUBDIVISION GUARANTEE

Prepared by: CW Title and Escrow, 180951

Order Number: 50046154-103

Effective Date: May 3, 2024

Premium: \$300.00

Sales Tax: \$30.60

Total: \$330.6

Guarantee No.: 000013953

OWNERS: Anton S. Kaplanyan and Asia Kaplanyan, a married couple

LEGAL DESCRIPTION: PTN GOVT LOT 11; 8-24N-5E, KING COUNTY

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, easements 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. 0824059240

Amount Billed: \$17,858.29 | Amount Paid: \$8,929.15 | Amount Due: \$8,929.14

Tax Levy Code: 1031

Assessed Values: Land: \$1,564,000.00 | Improvements: \$1,029,000.00 | Total: \$2,593,000.00

3. Notice of tap or connection charges, including any amendments thereto recorded subsequent to the original notice shown below, which have been or will be due in connection with development or re-development of the land as disclosed by recorded instrument. Inquiries regarding the specific amount of the charges should be made to the city/county/agency. City/County/Agency: City of Mercer Island  
Recorded on December 6, 1977 as document #7712060812 in the [official records](#)
4. Reservations contained in deed from the State of Washington recorded as document #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.

5. Easement and the terms and conditions thereof:  
Grantee: Puget Sound Power & Light Company  
Purpose: Single Line of Poles  
Area affected: a portion of said premises  
Recorded on January 29, 1954 as document #4415144 in the [official records](#)
6. Covenant to bear a share, as defined in the instrument, of the cost of construction, maintenance or repair of the Roadway and footpath easement granted over adjacent property for the benefit of the subject property by instrument recorded as document #4737448 in the [official records](#).

Said roadway and footpath having been previously created as document #4712652 in the [official records](#)

## WA Subdivision Guarantee

7. Easement and the terms and conditions thereof:  
Grantee: Mercer Island Sewer District  
Purpose: Sewer Pipe line  
Area affected: a portion of said premises  
Recorded on May 6, 1959 as document #5028742 in the [official records](#)
8. Easement and the terms and conditions thereof:  
Grantee: Mercer Island Sewer District  
Purpose: Sewer line(s)  
Area affected: a portion of said premises  
Recorded on December 8, 1959 as document #5110648 in the [official records](#)
9. Side sewer easement and the terms and conditions thereof:  
4 feet in width, located along the line of the side sewer constructed or to be constructed on said premises.  
Recorded on October 11, 1961 as document #5339950 in the [official records](#)  
  
Said easement contains a covenant to bear share of cost of construction, maintenance or repair of same.
10. Agreement and the terms and conditions thereof:  
Recorded as document #7807180830 and 8701061314 in the [official records](#)  
Regarding Construction, maintenance and use of dock
11. Agreement and the terms and conditions thereof:  
Recorded on January 6, 1987 as document #8701061315 in the [official records](#)  
Regarding Maintenance of beach property, bulkhead and trail of Blackberry Beach Club Association
12. Declaration of Building Setback and the terms and conditions thereof:  
Recorded on August 9, 2013 as document #20130809000611 in the [official records](#)
13. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by survey:
  - A) Lawn area and fence extend from the subject property onto the property adjoining on the east.
  - B) Shed of unknown appurtenance straddles a portion of the south property line in the shared beach area of the waterfront.
  - C) Possible unrecorded easement for a pedestrian access by evidenced by a wood and dirt stairway crossing multiple properties and providing the only access to the shared beach and dock area along the waterfront.
14. 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.
15. The right of use, control or regulation by the United States of America in exercise of power over commerce and navigation.
16. 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.
17. Any change in the boundary or legal description of the land described herein, due to a shift or change in the course of Lake Washington.
18. Location of the lateral boundaries of second class Shorelands.
19. Deed of Trust and the terms and conditions thereof:  
Grantor: Anton S. Kaplanyan and Asia Kaplanyan, a married couple  
Trustee: Chicago Title Company Of Washington  
Beneficiary: MERS is Mortgage Electronic Registration Systems, acting solely as nominee for lender successors and assigns. Lender is: Movement Mortgage LLC  
Original Amount: \$1,960,000.00  
Dated: July 28, 2023

## WA Subdivision Guarantee

Recorded on August 2, 2021 as document #20210802001898 in the [official records](#)

## WA Subdivision Guarantee

Order Number: 50046154-103

Guarantee No.: 000013953

### 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 August 2, 2021 as document #20210802001898 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:  
3818 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 GOVT LOT 11; 8-24N-5E, KING COUNTY

## WA Subdivision Guarantee

### SUBDIVISION GUARANTEE

Order Number: 50046154-103

Guarantee No.: 000013953

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 8, WHICH IS 410 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 89°45'00" EAST 464.32 FEET TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X" IN THIS DESCRIPTION;  
THENCE CONTINUING NORTH 89°45'00" EAST 110.19 FEET;  
THENCE NORTH 26°44'00" EAST 131.29 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 26°44'00" EAST 14.59 FEET;  
THENCE SOUTH 89°45'05" WEST 175.16 FEET;  
THENCE SOUTH 0°17'32" WEST 50.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "Y" IN THIS DESCRIPTION;  
THENCE NORTH 89°45'05" EAST 15.00 FEET;  
THENCE NORTH 44°45'05" EAST 11.32 FEET;  
THENCE NORTH 89°45'05" EAST 55.12 FEET;  
THENCE SOUTH 35°27'39" EAST 40.39 FEET;  
THENCE NORTH 89°45'05" EAST 30.43 FEET;  
THENCE NORTH 26°44'00" EAST 69.59 FEET;  
THENCE NORTH 89°45'05" EAST 5.59 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THE NORTH 13 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 8, WHICH IS 410 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 89°45' EAST 574.51 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 26°44' EAST 145.88 FEET;  
THENCE NORTH 89°45' 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 FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 89°45' WEST;  
THENCE SOUTH 89°45' WEST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY 15 FEET IN WIDTH, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HERETOFORE REFERRED TO AS POINT "X" IN THIS DESCRIPTION;  
THENCE NORTH 0°17'32" EAST 80 FEET TO A POINT HERETOFORE REFERRED TO AS POINT "Y" IN THIS DESCRIPTION;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED STRIP OF LAND:

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH IS 400 FEET NORTH OF THE SOUTHWEST CORNER THEREOF,

## WA Subdivision Guarantee

SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE EAST 378.56 FEET;  
THENCE NORTH 20 FEET;  
THENCE WEST TO THE EAST LINE OF EAST MERCER WAY;  
THENCE SOUTH 20 FEET ALONG SAID EAST LINE TO A POINT WEST OF THE TRUE POINT OF BEGINNING;  
THENCE EAST 71.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS 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 THE 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.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY 12 FEET OF THE FOLLOWING DESCRIBED TRACT:  
COMMENCING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 4 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 A POINT DUE EAST OF THE POINT OF BEGINNING;  
THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT 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 OF EASEMENT SHALL BE ONLY OVER AND ACROSS THE SOUTHERLY 5 FEET THEREOF.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON\_