



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-000013954

Fee: \$ 300.00

Order No.: 50046155-103

Dated: May 6, 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

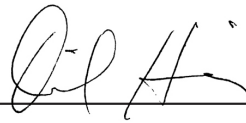
Cascade West Title Company, LLC D/B/A CW Title
and Escrow
Company Name

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: 50046155-103

Effective Date: May 6, 2024

Premium: \$300.00

Sales Tax: \$30.60

Total: \$330.6

Guarantee No.:

OWNERS: Kenneth M. Lustig, as his separate estate

LEGAL DESCRIPTION: PTN GOVT LOT 11 8-24-5E, 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. 0824059185

Amount Billed: \$18,099.19 | Amount Paid: \$9,049.60 | Amount Due: \$9,049.59

Tax Levy Code: 1031

Assessed Values: Land: \$1,417,000.00 | Improvements: \$1,211,000.00 | Total: \$2,628,000.00

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:
Purpose: Ingress, egress and utilities
Area affected: a portion of said premises
Recorded on September 21, 1953 as document #4381465 in the [official records](#)
6. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and distribution system
Area affected: a portion of said premises
Recorded on January 29, 1954 as document #4415145 in the [official records](#)

WA Subdivision Guarantee

7. Easement and the terms and conditions thereof:
Grantee: Mercer Island Sewer District
Purpose: Sewer pipeline or lines and all necessary appurtenances
Area affected: a portion of said premises
Recorded on May 6, 1959 as document #5028743 in the [official records](#)
8. Easement and the terms and conditions thereof:
Grantee: Mercer Island Sewer District
Purpose: Sewer line or lines
Area affected: a portion of said premises
Recorded on October 27, 1959 as document #5096004 in the [official records](#)
9. Easement and the terms and conditions thereof:
Grantee: Water District No. 91, King County, Washington
Purpose: Water mains and all
Area affected: a portion of said premises
Recorded on March 21, 1961 as document #5266570 in the [official records](#)
10. Easement and the terms and conditions thereof:
Purpose: Road and foot path
Area affected: a portion of said premises
Recorded on July 18, 1956 as document #4712652 in the [official records](#)
11. 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](#) .
12. Agreement and the terms and conditions thereof:
Recorded as document #7807180830 and 8701061314 in the [official records](#)
Regarding Construction, maintenance and use of dock
13. 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
14. Agreement and the terms and conditions thereof:
Recorded on December 4, 1998 as document #9812041663 in the [official records](#)
Regarding Drainage System
15. Easement and the terms and conditions thereof:
Grantee: Puget Sound Energy, Inc.
Purpose: Underground facilities
Area affected: a portion of said premises
Recorded on October 6, 2023 as document #20231006000744 in the [official records](#)
16. 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.
17. The right of use, control or regulation by the United States of America in exercise of power over commerce and navigation.
18. 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.
19. 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.
20. Location of the lateral boundaries of second class Shorelands.

WA Subdivision Guarantee

21. Deed of Trust and the terms and conditions thereof:

Grantor: Kenneth M. Lustig, a married man

Trustee: First American Title

Beneficiary: MERS is Mortgage Electronic Registration Systems, acting solely as nominee for lender successors and assigns. Lender is: HSBC Bank

Original Amount: \$852,000.00

Dated: January 17, 2014

Recorded on January 23, 2014 as document #20140123000443 in the [official records](#)

22. The land described in this commitment appears to be residential in nature and may be subject to the provisions of R.C.W. 6.13.010, et seq. (Homestead Statute), provided that the land is occupied as a primary residence. If the land is occupied as a primary residence, R.C.W.6.13.060 requires that all documents conveying or encumbering the land must be executed by each spouse or domestic partner, individually. Alternatively, the Company will accept a deed identifying the non-vested spouse occupying the property as the grantor and the vested spouse as grantee. In the event that the company receives documents to insure that are not executed as required, the company may be unable to record or to insure the transaction. Please contact your title officer if you have any questions.

WA Subdivision Guarantee

Order Number: 50046155-103

Guarantee No.:

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 September 6, 2013 as document #20130906000841 and 20130906000842 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:
3820 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 8-24-5E, KING COUNTY

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

Order Number: 50046155-103

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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:

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 5§ EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°45' EAST 334.32 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°45' EAST 130 FEET;
THENCE NORTH 0°12'30" EAST 130 FEET;
THENCE WEST 130 FEET;
THENCE SOUTH 130 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT A POINT ON THE SECTION LINE WHICH IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, 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;
EXCEPT THE NORTHERLY 105 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, ALONG AND UNDER THE SOUTHERLY 12 FEET OF THE FOLLOWING DESCRIBED TRACT, TO-WIT:

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 5 EAST, WILLAMETTE MERIDIAN, 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 MEANDER LINE TO A POINT DUE EAST OF THE POINT OF BEGINNING;
THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT 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 SAID SECTION LINE AND PARALLEL TO SAID SECTION LINE, THE EASEMENT SHALL ONLY EXIST OVER, ACROSS, ALONG AND UNDER THE SOUTHERLY 5 FEET THEREOF;

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A

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