

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0263843-16

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Shalinder Kular

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

Kathleen J Hall
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Seattle Builder / Unit 16
 Chicago Title Company of Washington
 701 5th Avenue, Suite 2700
 Seattle, WA 98104
 Phone: (206)628-5623
 Main Phone: (206)628-5623
 Email: CTISeattleBuilderUnit@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: September 29, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

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

Title to said real property is [vested in](#):

Charger Real Estate & Development Inc., a Washington Corporation

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
[Legal Description](#)

For APN/Parcel ID(s): [182405-9031-01](#)

THE NORTH 250 FEET OF THE SOUTH 500 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 40 FEET.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B**GENERAL EXCEPTIONS:**

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

SPECIAL EXCEPTIONS:

1. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: City of Mercer Island
 Recording Date: August 23, 1961
[Recording No.:](#) [5321386](#)

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 17, 2017
[Recording No.:](#) [20170117900004](#)
 Matters shown: Location of gravel drive, asphalt parking, rockery, retaining wall and fence lines

3. 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: 2023
 Tax Account Number: 182405-9031-01
 Levy Code: 1031
 Assessed Value-Land: \$1,698,000.00
 Assessed Value-Improvements: \$321,000.00

General and Special Taxes: Billed: \$12,393.89
 Paid: \$6,196.95
 Unpaid: \$6,196.94

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,300,000.00
 Dated: August 1, 2022
 Trustor/Grantor: Charger Real Estate and Development Inc, a Washington corporation
 Trustee: Trustee Services, Inc.
 Beneficiary: Seattle Funding Group, LTD, a Washington corporation
 Loan No: 1-221900
 Recording Date: August 15, 2022
[Recording No.:](#) [20220815000775](#)

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

Assignee: SFG Income Fund VI LLC 11.538%, Pierce Family Trust DTD 09-13-200 26.923, Allison Pacific Corporation Profit Sharing Trust 15.385%, Groll Corporation Profit Sharing Plan 7.692%, John C Ordal MD LLC Retirement Plan 7.692%, Sarms Co Inc. 7.692%, The Roselyn O'Connell Separate Property Trust 7.692%, Flynn Descendants Family LLC 3.846% and Kenneth W. Lamb 3.846%
 Loan No.: 1-221900-CS
 Recording Date: September 27, 2022
[Recording No.:](#) [20220927000834](#)

SCHEDULE B

(continued)

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

Assignor: Groll Corporation Profit-Sharing Plan
Assignee: Seattle Funding Group, Ltd., a Washington corporation, its 7.692% beneficial interest
Loan No.: 1-221900
Recording Date: September 14, 2023
[Recording No.:](#) [20230914000918](#)

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

Assignor: Seattle Funding Group, Ltd., a Washington Corporation
Assignee: John Odegard a 7.692%
Loan No.: 1-221900
Recording Date: September 14, 2023
[Recording No.:](#) [20230914000919](#)

5. 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