

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0179833-16

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Core Design, Inc., thier successors and/or assigns

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:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

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	\$35.35

Effective Date: June 3, 2020 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](#):

Derek L. Cheshire and Eileen L. Cheshire, husband and wife

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): 302405-9036-00

THE NORTH 148.375 FEET OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY;

EXCEPT THE WEST 1000 FEET;

ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY.

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. Notice of possible (present or future) tap or connection charges levied, or to be levied, as set forth below:

Levied by: Mercer Island
Recording Date: December 6, 1977
[Recording No.: 7712060812](#)

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Qwest Corporation, a Colorado Corporation
Purpose: To construct, reconstruct, modify, change, add to, operate, maintain, and remove such telecommunication facilities, electrical facilities and gas facilities and appurtenances
Recording Date: June 19, 2001
[Recording No.: 20010619000890](#)
Affects: Portion of said premises

Said instrument includes a temporary easement over a strip of Land 10 feet wide on the West side of, and a strip of Land 10 feet wide on the East side of said easement

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

[Recording No.: 20160421900001](#)

4. Affidavit in Support of Accessory Dwelling Unit Permit, and the terms and conditions thereof:

Recording Date: August 1, 2016
[Recording No.: 20160801000054](#)

5. Indemnification and hold harmless agreement, and the terms and conditions thereof:

Recording Date: May 21, 2018
[Recording No.: 20180521000823](#)

SCHEDULE B

(continued)

6. 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: 2020
 Tax Account Number: 302405-9036-00
 Levy Code: 1031
 Assessed Value-Land: \$1,536,000.00
 Assessed Value-Improvements: \$398,000.00

General and Special Taxes: Billed: \$15,283.62
 Paid: \$7,641.81
 Unpaid: \$7,641.81

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

Amount: \$1,462,500.00
 Dated: February 4, 2020
 Trustor/Grantor: Derek L. Cheshire and Eileen L. Cheshire, husband and wife
 Trustee: First American Title
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc.
 Recording Date: February 18, 2020
Recording No.: [20200218000531](#)

END OF EXCEPTIONS**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN. GOVT LT 5 & 6, SEC 30-24-5E, W.M.
Tax Account No.: [302405-9036-00](#)

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

7615 E Mercer WY
 Mercer Island, WA 98040

END OF NOTES**END OF SCHEDULE B**