

**SUBDIVISION**

Issued By:



**Fidelity National Title**  
Insurance Company

Guarantee/Certificate Number:

**23000683-SC**

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

**GUARANTEES**

Oseran Hahn P.S.

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.

**Fidelity National Title Insurance Company**

By:

Michael J. Nolan, President

**Fidelity National Title Company of Washington, Inc.**  
**600 University Street, Suite 2424**  
**Seattle, WA 98101**

Countersigned By:

Sara Bennett  
Authorized Officer or Agent



Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Marc Wise Fidelity National Title Company of Washington, Inc. 600 University Street, Suite 2424 Seattle, WA 98101 Phone: 2062626291 Fax: 206-262-6292 Main Phone: (206)628-2822 Email: Marc.Wise@fnf.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$750.00	\$76.88

Effective Date: May 5, 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:](#)

XIng Hua Group Ltd., 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

PARCELS 1 AND 2 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER [RECORDING NUMBER 7710250620](#), RECORDS OF KING COUNTY, WASHINGTON.

**SCHEDULE B**

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

In favor of: King County  
Recording Date: October 17, 1958  
[Recording No.:](#) 4955634  
Affects: Parcel 2

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

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: February 1, 1974  
[Recording No.:](#) 7402010401  
Affects: Portion of Parcel 1

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 SHort Plat No. MI-77-9-040:

[Recording No.:](#) 7710250620

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

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 28, 1977  
[Recording No.:](#) 7712280706  
Affects: Portion of Parcel 2

Amended by instrument(s): Partial Release of Easement  
Recording Date: May 25, 1995  
[Recording No.:](#) 9505250194

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

Granted to: City of Mercer Island  
Purpose: Planting and landscaping  
Recording Date: January 22, 1982  
[Recording No.:](#) 8201220491  
Affects: Portion of Parcel 1

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

Granted to: City of Mercer Island  
Purpose: Public utilities  
Recording Date: November 22, 1994  
[Recording No.:](#) 9411221152  
Affects: Portion of Parcel 2

**SCHEDULE B**

(continued)

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

Granted to: City of Mercer Island  
Purpose: Sidewalk  
Recording Date: November 22, 1994  
[Recording No.:](#) 9411221154  
Affects: Portion of Parcel 1

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

Granted to: City of Mercer Island  
Purpose: Public sidewalk  
Recording Date: September 2, 2005  
[Recording No.:](#) 20050902001543  
Affects: Portion of Parcel 1

9. 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 No.: 531510 1326  
Levy Code: 1031  
Assessed Value-Land: \$8,741,000.00  
Assessed Value-Improvements: \$1,000.00

## General and Special Taxes:

Billed: \$53,598.83  
Paid: \$26,799.42  
Unpaid: \$26,799.41  
Affects: Parcel 1

10. 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 No.: 531510 1316  
Levy Code: 1031  
Assessed Value-Land: \$4,015,000.00  
Assessed Value-Improvements: \$962,000.00

## General and Special Taxes:

Billed: \$30,522.83  
Paid: \$15,261.42  
Unpaid: \$15,261.41  
Affects: Parcel 2

**SCHEDULE B**

(continued)

11. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at [CapChargeEscrow@kingcounty.gov](mailto:CapChargeEscrow@kingcounty.gov).

\* A map showing sewer service area boundaries and incorporated areas can be found at:  
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

NOTE: This exception will not appear in the policy to be issued.

12. 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**