

Commitment for Title Insurance

Fidelity National Title
3500 188th St. SW, Suite 300
Lynnwood, WA 98037
Phone: (425)771-3031

Title Officer: Bill Fisher / Paula Luxmore / Brenda
McCoy
Email: Unit2@fnf.com
Phone: (425)771-3031
File No.: 611311029

Property Address: 7208 N Mercer Way Mercer Island, WA 98040 END OF

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SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

611311029 - SECOND

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

GUARANTEES

John L Scott

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

Attest:

Marjorie Nemzura, Secretary

Fidelity National Title Company of Washington, Inc.
3500 188th St. SW, Suite 300
Lynnwood, WA 98037

Countersigned By:

Julie Sundin
Authorized Officer or Agent



ISSUING OFFICE:
Title Officer: Bill Fisher / Paula Luxmore / Brenda McCoy Fidelity National Title Company of Washington, Inc. 3500 188th St. SW, Suite 300 Lynnwood, WA 98037 Phone: (425)771-3031 Main Phone: (425)771-3031 Email: Unit2@fnf.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.75

Effective Date: April 11, 2022 at 12:00 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:](#)

Cindy Masin and Robert A. Masin, a married couple

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): [531510-0025-08](#) and [531510-0026-07](#)

THAT PORTION OF LOT 4, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN [VOLUME 16 OF PLATS, PAGE 58](#), IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4;

THENCE NORTH 48°48'00" EAST ALONG THE SOUTHEASTERLY LINE 178.35 FEET TO AN IRON PIPE;

THENCE NORTH 41°12'00" WEST 80 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 48°48'00" WEST ALONG SAID NORTHWESTERLY LINE 157.25 FEET, MORE OR LESS, TO THE EAST MARGIN OF MERCER WAY AS NOW LOCATED;

THENCE SOUTHERLY ALONG SAID MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR NORTH MERCER WAY BY DEED RECORDED UNDER RECORDING NUMBER 934413.

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. 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 the Plat of McGilvra's Island Addition, recorded in [Volume 16 of Plats, Page 58](#):

[Recording No: 520803](#)

2. 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 the Survey:

[Recording No: 9209299011](#)

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 the Survey:

[Recording No: 20111027900002](#)

4. 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:	2022
Tax Account Number:	531510-0025-08
Levy Code:	1031
Assessed Value-Land:	\$1,019,000.00
Assessed Value-Improvements:	\$533,000.00

General and Special Taxes:	Billed: \$11,585.35
	Paid: \$0.00
	Unpaid: \$11,585.35

SCHEDULE B
(continued)

Affects: Portion of said premises

5. 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: 2022
 Tax Account No.: 531510-0026-07
 Levy Code: 1031
 Assessed Value-Land: \$960,000.00
 Assessed Value-Improvements: \$21,000.00

General and Special Taxes:
 Billed: \$7,236.12
 Paid: \$0.00
 Unpaid: \$7,236.12

Affects: Remainder of said premises

6. City, county or local improvement district assessments, if any.
7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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 LT 4, BLK 1, MCGILVRA'S ISLAND ADDN
 Tax Account No.: 531510-0025-08 and 531510-0026-07

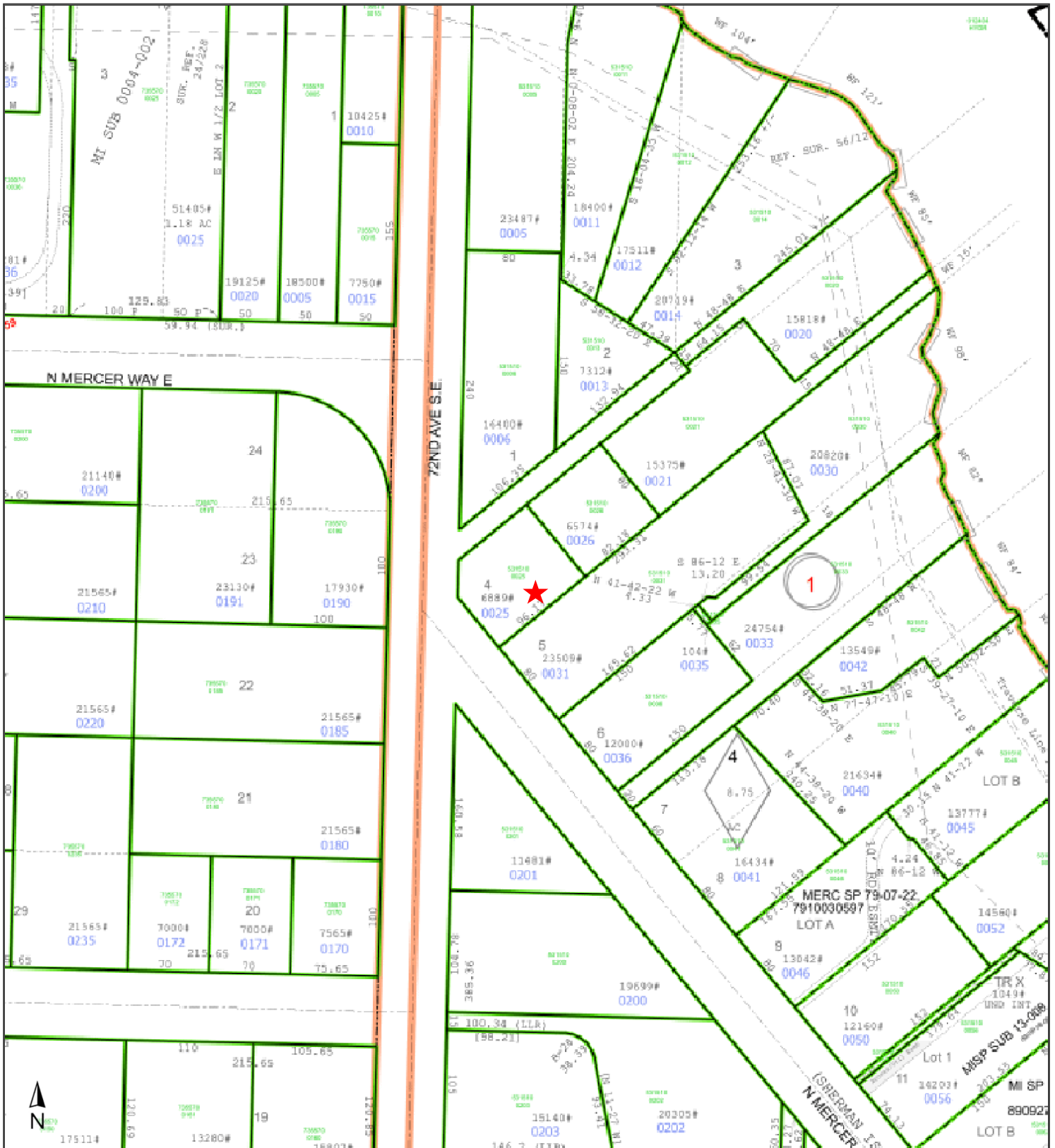
SCHEDULE B
(continued)

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

7208 N Mercer Way
Mercer Island, WA 98040

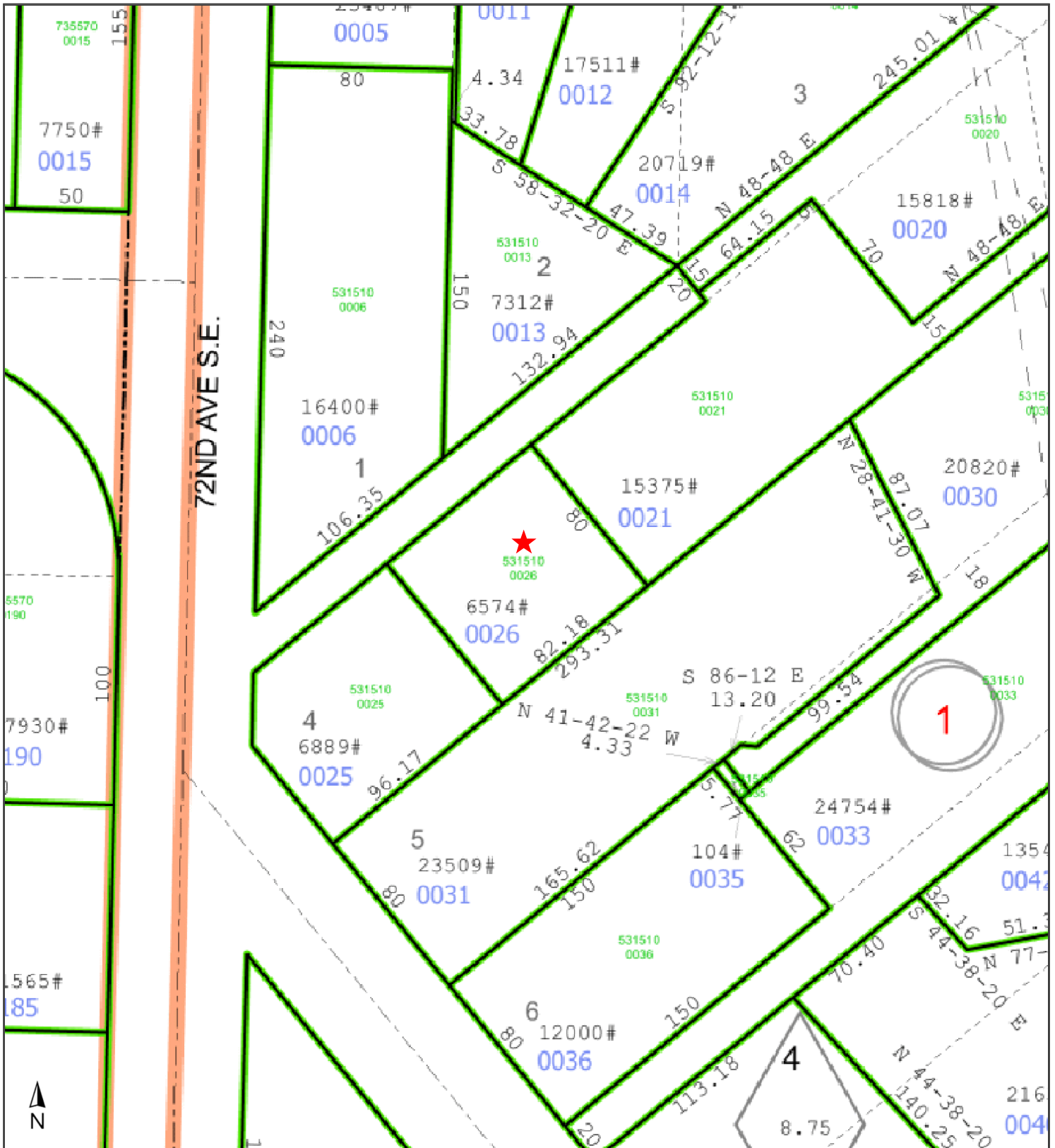
END OF NOTES

END OF SCHEDULE B



ParcelID: 5315100025
Tax Account #: 531510002508
7208 N Mercer Way, Mercer Island WA 98040

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



ParcelID: 5315100026
Tax Account #: 531510002607
, Mercer Island WA 98040

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.