

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0175254-16**  
**Revision 4th Guarantee**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

Frank A. Close and Terri Close

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: April 11, 2022 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:](#)

Frank Aikens Close and Terri Latchem Close, 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): [362350-0361-03](#)**

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LOT 9, BLOCK B, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN [VOLUME 13 OF PLATS, PAGE 58](#), IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTHEASTERLY 240 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVENUE SE ADJOINING, AS WOULD ATTACH BY OPERATION OF LAW, VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER [RECORDING NO. 20170816000571](#);

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON.

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, 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:

Replat of Island Park, filed in volume 13 of pklats, page 58

Recording No.: [409502](#)

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

Granted to: Mercer Island Sewer District  
Purpose: Sewer pipeline or lines and all necessary connections and appurtenances  
Recording Date: August 4, 1959  
Recording No.: [5064118](#)  
Affects: a portion of the westerly 20 feet of said premises

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

Purpose: underground utilities  
Recording Date: February 13, 1990  
Recording No.: [9002131369](#)  
Affects: the northeasterly 5 feet of said premises

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

Purpose: sanitary sewer and maintenance thereof  
Recording Date: March 8, 1990  
Recording No.: [9003080279](#)  
Affects: Portion of said premises and other property

**SCHEDULE B**

(continued)

5. 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: underground electric transmission and/or distribution system  
Recording Date: April 30, 1990  
[Recording No.:](#) [9004301417](#)  
Affects: a strip of land 5 feet in width across a southeasterly portion of said premises

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

In favor of: City of Mercer Island  
Purpose: vehicle and pedestrian access and utilities  
Recording Date: July 18, 2017  
[Recording No.:](#) [20170718001174](#)  
Affects: portion of said premises, as described in said instrument

7. Indemnification and Hold Harmless Agreement, and the terms and conditions thereof;

Grantor: Frank A. and Terri Ann Close  
Grantee: City of Mercer Island  
Recording Date: October 3, 2017  
[Recording No.:](#) [20171003001291](#)

8. Question of location of lateral boundaries of said second class tidelands or shorelands.

9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

10. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.

11. Any prohibition or limitation of 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 was formerly covered by water.

12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

**SCHEDULE B**

(continued)

13. 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: 362350-0361-03  
Levy Code: 1031  
Assessed Value-Land: \$2,463,000.00  
Assessed Value-Improvements: \$1,146,000.00
- General and Special Taxes: Billed: \$26,575.12  
Paid: \$0.00  
Unpaid: \$26,575.12
14. A Deed of Trust to secure an indebtedness in the amount shown below,
- Amount: \$845,000.00  
Dated: March 20, 2013  
Trustor/Grantor: Frank Aikens Close, a married Person and Terri Latchem Close, a married Person  
Trustee: Northwest Trustee Services LLC  
Beneficiary: Wells Fargo Bank, N.A.  
Recording Date: March 27, 2013  
Recording No.: [20130327002093](#)
15. Easements and conditions reserved in City of Mercer Island Ordinance no. 17-16
- Recording Date: August 16, 2017  
Recording No.: [20170816000571](#)
16. Rights of the public in and to that portion of Freeman Avenue vacated under City of Mercer Island Ordinance No. 17-16 and any claim arising from an insufficiency in the vacation pursuant to provision of RCW 35.79.035 and/or MICC 19.09.070.

**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.

**SCHEDULE B**  
(continued)

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 of Lot 9, Block B, REPLAT OF ISLAND PARK, vol 13 of plats, pg 58

Tax Account No.: 362350-0361-03

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

3887 W. Mercer Way  
Mercer Island, WA 98040

**END OF NOTES**

**END OF SCHEDULE B**