

SUBDIVISION GUARANTEE

SCHEDULE A

Order Number: 808819RT

Prepared by: Rainier Title, LLC
Guarantee No.: G-0000457282248

Effective Date: June 29, 2022 at 8:00 A.M.

Premium:	\$300.00
Tax:	\$29.70
Total:	\$329.70

OWNERS:

Mercer Island-7204 78th LLC, a Washington limited liability company

LEGAL DESCRIPTION:

The South 110 feet of the North 140 feet of the East half of the Northwest quarter of the Southeast quarter of Section 25, Township 24 North, Range 4 East, W.M. in King County, Washington;

Less the East 427.4 feet thereof;
Less County Road;

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SUBJECT TO:

1. The Land is situated within the boundaries of local taxing authority of City of Mercer Island.

CAUTION: Washington has a graduated excise tax rate for sales occurring on or after 1/1/2020 for most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing.

The rate of real estate excise tax applicable to a sale prior to 1/1/2020, is 1.78%.

The rate of real estate excise tax to a sale on or after 1/1/2020 for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments. If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

2. General taxes and charges: 1st half delinquent May 1, if not paid; 2nd half delinquent November 1, if not paid.

Year: 2022

Amount billed: \$11,563.40

Amount paid: \$5,781.70

Amount unpaid: \$5,781.70

Tax Account No.: 252404-9068-09

Levy code: 1031

Assessed value of land: \$1,415,000.00

Assessed value

of improvements: \$154,000.00

Based on the Treasurer's records, the name and address of the last taxpayer/owner is:

Mercer Island 7204 78th LLC

2050 89th Ave NE

Clyde Hill, WA 98004

3. The legal description in this commitment is based upon information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company, prior to closing, if the description does not conform to their expectations.
4. We find no pertinent matters of record against the name(s) of the vested owners.
5. The following conveyances were recorded within the last 36 months:

Statutory Warranty Deed recorded under Recording No. [20211104001528](#);

NOTE: The Recording No. of the Deed under which title is held is: [20211104001528](#).

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6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
7. Easement and the terms and conditions thereof:
Purpose: ingress and egress
Area affected: a portion of said premises
Recorded: June 12, 1950
Recording No.: [4024150](#)
8. Easement and the terms and conditions thereof:
Purpose: Water line to well
Area affected: a portion of said premises
Recorded: October 7, 1958
Recording No.: [4951646](#)
9. Matters set forth by survey:
Recorded: April 9, 2018
Recording No.: [20180409900010](#)

- A) Concrete walk and concrete driveway appear to encroach onto 78th Avenue S.E.
- B) Fences along North, East and South property lines encroach onto neighboring properties;
- C) Rockery and retaining wall on South property line encroaches onto neighboring property;
- D) Building overhang of shed encroaches over South property line.

Any loss or damage resulting from any encroachment of perimeter fences, perimeter walls and/or plantings of any nature onto or off of the subject property.

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.



Mike McCarthy, Executive Vice President of Title
Genevieve Tomberg Pratt, Lead Senior Title Officer
Kathy Hickey, Senior Title Officer
Caitlin Treadwell, Senior Title Officer
Ronda Mills, Title Officer
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THANKS...

We want to express our appreciation of your faith in Rainier Title, LLC.

This Policy is valuable and may entitle you to a lower premium on title insurance if you sell or refinance your property. We suggest you keep it in a safe place where it will be readily available.

There is no recurring premium for this policy

If you have any question about your settlement or closing, contact the office that issued your policy.

If you have any questions regarding your policy, you can write us at:

Rainier Title, LLC
2722 Colby Avenue, Suite 125
Everett, WA 98201

or call us at:

Toll Free: (888) 929-1999
King Direct: (425)-551-5501
King Fax: (425) 329-2199
Email: thetitleteam@rainiertitle.com