

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0242893-ETU

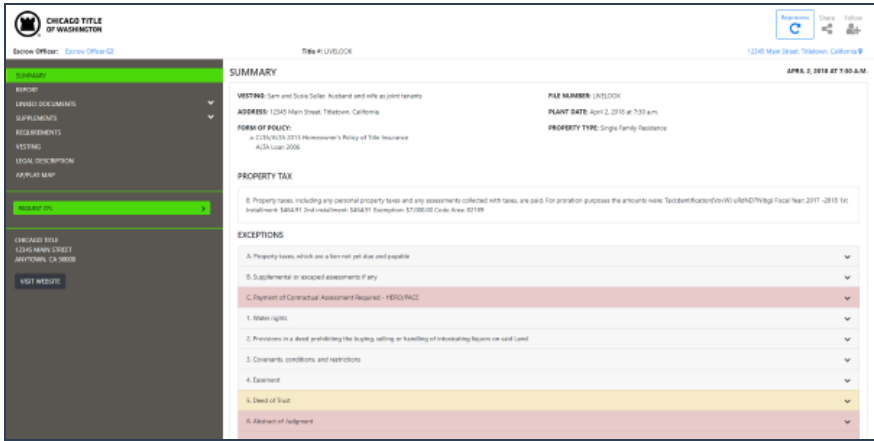
Property Address:

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

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The screenshot displays the Chicago Title LiveLOOK web interface. The header includes the Chicago Title of Washington logo, the title number "Title #: LIVELOOK", and the address "1246 Main Street, Torrance, California". The date and time are "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options like "SUMMARY", "REPORT", "LINKED DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFY", "LEGAL DESCRIPTION", and "APPLY FOR MAP". The main content area shows a "SUMMARY" section with fields for "VESTING" (Sole and Survive Seller, Notwend and with all joint tenants), "ADDRESS" (1246 Main Street, Torrance, California), "FORM OF POLICY" (A-CITL/SL/S-2013 Homeowner's Policy of Title Insurance ALTA Loan 2006), "FILE NUMBER" (LIVELOOK), "PLANT DATE" (April 2, 2019 at 7:59 a.m.), and "PROPERTY TYPE" (Single Family Residence). Below the summary is a "PROPERTY TAX" section with details on taxes and assessments. The "EXCEPTIONS" section lists various items, with "C. Payment of Contractual Assessment Required - FERGUSON" highlighted in red, and "6. Deed of Trust" highlighted in yellow.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0242893-ETU SECOND

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Brad Chase and Judith Chase

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
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

Bruce Andrus
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.35

Effective Date: September 14, 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:](#)

Registered in Mark D. Schedler, as Nominee, in Volume 97, Folio 190 of Registered Lands, as to Parcel A; and Bradley M. Chase, who also appears of record as Bradley Michael Chase, and Judith Chase, a married couple, as to Parcels B and C

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): 770010-0205-09 and 770010-0185-03

PARCEL A:

LOTS 35 AND 36, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.

PARCEL B:

LOT 38; EXCEPT THE SOUTH 30 FEET THEREOF, AND ALL OF LOT 37 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 136 FEET OF SAID PREMISES MEASURED PARALLEL WITH THE WESTERLY LINE OF 80TH AVENUE SOUTHEAST;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJOINING;

TOGETHER WITH AN EASEMENT FOR ROAD AS NOW IN EXISTENCE OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOTS 38, 39 AND 40 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN 15 FEET OF A CENTERLINE OF A ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF FOREST AVENUE SOUTHEAST FROM WHICH THE NORTHEAST CORNER OF LOT 41 OF SAID ADDITION BEARS SOUTH 16°54'20" EAST 81.60 FEET;
THENCE SOUTH 05°23'54" WEST 31.05 FEET TO A POINT OF CURVE FROM WHICH THE CENTER OF THE CURVE BEARS NORTH 84°36'06" WEST 41.30 FEET;
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 41.50 FEET, AN ARC DISTANCE OF 87.97 FEET TO A POINT OF TANGENCY;
THENCE NORTH 53°08'45" WEST 17.96 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 98.75 FEET, AN ARC DISTANCE OF 56.77 FEET TO A POINT OF TANGENCY;
THENCE NORTH 20°12'34" WEST 50.61 FEET;
THENCE NORTH 47° WEST 72 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 38 AND THE TERMINUS OF SAID CENTERLINE.

PARCEL C:

THE SOUTH 30 FEET OF LOT 38 AND ALL OF LOTS 39 AND 40, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJOINING.

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 Seward Addition:

[Recording No: 1394831](#)

2. Agreement and the terms and conditions thereof:

Recording Date: September 9, 1926

[Recording No.: 2237672](#)

Regarding: Water supply

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and distribution line

Recording Date: November 5, 1931

[Recording No.: 2697677](#)

Affects: A portion of Parcel B

SCHEDULE B

(continued)

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

Purpose: Ingress and egress
Recording Date: April 15, 1959
[Recording No.: 5020392](#)
Affects: Portion of said premises

The Grantor also creates a personal license for herself and her husband to use any of the roads, or any changes in said roads, on the date this instrument is executed on, on the south 30 feet of Lot 38 and Lots 39 and 40, from where the roads from Lots 41, 42 and 43 connect with the roads on the south 30 feet of Lots 38 and Lots 39 and 40 to Lake Washington.

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

Purpose: Road
Recording Date: February 10, 1961
[Recording No.: 5250910](#)
Affects: Portion of said premises

Said Easement was amended/modified by instrument recorded under [Recording No. 8612290139](#).

6. 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 and lines, connections and appurtenances
Recording Date: August 5, 1964
[Recording No.: 5770398](#)
Affects: A portion of Parcel A

7. 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 and lines, connections and appurtenances
Recording Date: August 5, 1964
[Recording No.: 5770399](#)
Affects: A portion of Parcel B

8. 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 pipe line or lines and all necessary appurtenances
Recording Date: August 5, 1964
[Recording No.: 5770400](#)
Affects: A 10 foot strip of land across Second Class Shore Lands, being 5 feet on either side of pipe line as installed over a portion of Parcel C

SCHEDULE B

(continued)

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

Purpose: Connection with the trunk sewer
Recording Date: June 18, 1965
[Recording No.:](#) [5892782](#)
Affects: A portion of Parcel B

10. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Installing and maintain a connection with the trunk sewer
[Recording No.:](#) [5892782](#)

(Affects: Parcel C)

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

Purpose: Road
Recording Date: June 18, 1965
[Recording No.:](#) [5892783](#)
Affects: Portion of said premises

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said road by the common users.

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

Purpose: Sewer pipe line, connections and appurtenances with ingress and egress
Recording Date: September 15, 1966
[Recording No.:](#) [6082684](#)
Affects: A portion of Parcel A and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

13. Agreement and the terms and conditions thereof:

Recording Date: June 25, 1970
[Recording No.:](#) [6665367](#)
Regarding: Temporary use of a portion of said premises by owners to the North for portable tool shed and fence

(Affects: A portion of Parcel A)

SCHEDULE B

(continued)

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

Granted to: Ingress and egress
Purpose: Ingress and egress
Recording Date: March 16, 1976
[Recording No.: 7603160660](#)
Affects: A portion of Parcel A

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

Purpose: Extension of road easement
Recording Date: May 26, 1981
[Recording No.: 8105260387](#)
Affects: Portion of said premises

Modification of Easement:

Recording Date: December 29, 1986
[Recording No.: 8612290139](#)

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

Purpose: Road
Recording Date: August 12, 1981
[Recording No.: 8108120502](#)
Affects: Portion of said premises

Said easement contains a provision for bearing cost of maintenance, repair or reconstruction of said drive by the common users.

Amendment of Easement:

Recording Date: July 8, 2004
[Recording No.: 20040708000900](#)

17. Release of Damage Agreement and the terms and conditions thereof:

Grantee: City of Mercer Island
Recording Date: September 30, 1983
[Recording No.: 8309300513](#)
Purpose: Releasing City of Mercer island from all future claims for damages resulting from permit for the construction of residential dock and rock bulkhead and indemnification against loss of damage arising by reason of the lack of establishment of lateral property lines

(Affects: Parcel A)

SCHEDULE B

(continued)

18. 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: 8611269004](#)

19. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Road

[Recording No.: 8701090665](#)

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

Purpose: Sanitary and storm sewer line and ingress and egress

Recording Date: March 5, 1987

[Recording No.: 8703050041](#)

Affects: A portion of Parcel B

21. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Sanitary and storm sewer line

[Recording No.: 8703050041](#)

(Affects: Parcel C)

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

Purpose: Sanitary and storm sewer line

Recording Date: July 17, 1987

[Recording No.: 8707170038](#)

Affects: A portion of Parcel B

SCHEDULE B

(continued)

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

Purpose: Ingress and egress
Recording Date: September 11, 1987
[Recording No.: 8709110967](#)

Affects: The description contained in the above instrument is not sufficient to determine its exact location within Parcels B herein described

Said Easement has been modified by Declaration of Easement Abandonment recorded under [Recording No. 9705070706](#).

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

Purpose: Trimming of trees and shrubbery
Recording Date: September 11, 1987
[Recording No.: 8709110968](#)

Affects: A portion of Parcel B

25. Waiver and Covenant Not to Sue on Construction for Steep Slope Slide Prone Areas and the terms and conditions thereof:

Grantee: City of Mercer Island
Recording Date: October 21, 1987
[Recording No.: 8710211146](#)

(Affects: Parcel A)

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

Purpose: Ingress and egress and for the purpose of construction and maintenance of a driveway
Recording Date: May 30, 1997
[Recording No.: 9705302152](#)
Affects: Portion of Lot 38

27. 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.: 9903039016](#)

SCHEDULE B

(continued)

28. 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 Chase Lot Line Revision (Lot Consolidation):

[Recording No: 20000516900002](#)

(Affects: Parcels A and B)

29. 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 Survey:

[Recording No: 20220103900025](#)

30. Question of location of lateral boundaries of said second class tidelands or shorelands.
31. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
32. 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.
33. 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.
34. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

SCHEDULE B

(continued)

35. 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.: [770010-0185-03](#)
 Levy Code: 1031
 Assessed Value-Land: \$7,620,000.00
 Assessed Value-Improvements: \$4,237,000.00

General and Special Taxes:

Billed: \$87,269.59
 Paid: \$43,634.80
 Unpaid: \$43,634.79

(Affects: Parcels A and B)

36. 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.: [770010-0205-09](#)
 Levy Code: 1031
 Assessed Value-Land: \$5,214,000.00
 Assessed Value-Improvements: \$550,000.00

General and Special Taxes:

Billed: \$42,433.27
 Paid: \$21,216.64
 Unpaid: \$21,216.63

(Affects: Parcel C)

37. City, county or local improvement district assessments, if any.

38. 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.

SCHEDULE B

(continued)

39. A Quit Claim Deed:

From: Mark D. Schedler, as Nominee
To: Bradley M. Chase and Judith E. Chase, husband and wife
Dated: May 15, 2000
Recording Date: May 15, 2000
[Recording No.: 20000515001478](#)

Said Deed has been recorded with the King County Auditor, however, has not been registered with the King County Registrar.

(Affects: Parcel A)

40. 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.

NOTES:

- a. Title to a portion of said property is registered under the Land Registration Act. All instruments affecting the title must be filed with the Registrar of Land Titles, and the owner's and mortgagee's duplicate certificate, if any, made available to him in any transaction involving said property. Said owner's duplicate certificate is not on file.

(Affects: Parcel A)

- b. 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:

LTS 35, 36, 39, 40 & PTN LTS 37 & 38, SEWARD ADDITION, TGW SHLDS
[Tax Account No.: 770010-0205-09](#) and 770010-0185-03

- c. Note: The Public Records indicate that the address of the improvement located on said **Parcels A and B** is as follows:

4467 Forest Ave SE
Mercer Island, WA 98040

SCHEDULE B
(continued)

- d. Note: The Public Records indicate that the address of the improvement located on said **Parcel C** is as follows:
- 4525 Forest Ave SE
Mercer Island, WA 98040
- e. Note: Any map/plat herein is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF SCHEDULE B