

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.: 611311326

Property Address: 4833 90th Avenue Southeast Mercer Island, WA 98040

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.

[To view your new Fidelity National Title LiveLOOK report, Click Here](#)



Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

611311326 - THIRD

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

GUARANTEES

Home-Link Capital LLC, a Washington Limited Liability Company; and Better Properties Eastside

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: December 9, 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:](#)

Home-Link Capital LLC, a Washington limited liability company

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): [435130-0487-03](#)

THE NORTH 200 FEET OF THE SOUTH 400 FEET OF VACATED BLOCK 4, LINDLEY ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 3 OF PLATS, PAGE 103](#), RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED 90TH AVENUE ADJOINING PURSUANT TO KING COUNTY SUPERIOR COURT CAUSE NO. 679116.

EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER [RECORDING NO. 5056292](#) AND [RECORDING NO. 4793511](#).

AND EXCEPT THAT PORTION THEREOF APPROPRIATED IN KING COUNTY SUPERIOR COURT CAUSE NO. 541679, RECORDED UNDER [RECORDING NO. 5150805](#).

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 Lindley Addition to Seattle:

[Recording No: 32487](#)

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

Road: Frank W. Flood Road
Recording Date: January 21, 1929
Recording No.: [Volume 29 Page 345](#) of Commissioner's Records
Affects: Reference is hereby made to document for full particulars

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

Purpose: Pipe line
Recording Date: January 23, 1948
[Recording No.: 3766695](#)
Affects: Reference is hereby made to document for full particulars

4. 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: May 1, 1957
[Recording No.: 4793511](#)

and

Recording Date: July 15, 1959
[Recording No.: 5056292](#)

5. Easement condemned in King County Superior Court and the terms and conditions thereof:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Affects: Reference is hereby made to document for full particulars
Cause No.: 679116

SCHEDULE B

(continued)

6. Easement condemned in King County Superior Court, and the terms and conditions thereof:
- In favor of: City of Mercer Island
Purpose: Water pipelines
Affects: The description contained therein is not sufficient to determine its exact location within the property herein described
Cause No.: 679116
7. Decree of Appropriation entered in King County Cause No. 541679 and the terms and conditions thereof:
- Recording Date: April 13, 1960
[Recording No.: 5150805](#)
8. 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: Utilities
Recording Date: October 31, 1967
[Recording No.: 6258135](#)
Affects: Reference is hereby made to document for full particulars
9. Notice of Additional Tap or Connection Charges and the terms and conditions thereof:
- Recording Date: December 6, 1977
[Recording No.: 7712060812](#)
10. 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 Mercer Island Lot Line Revision Sub15-018:
- [Recording No: 20160519900008](#)
11. 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: 435130-0487-03
Levy Code: 1031
Assessed Value-Land: \$2,308,000.00
Assessed Value-Improvements: \$131,000.00
- General and Special Taxes: Billed: \$17,965.59
Paid: \$17,965.59
Unpaid: \$0.00

SCHEDULE B
(continued)

12. 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.
13. Any rights, interests, or claims of parties in possession of the Land not shown by the public records.

NOTES:

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:

Block: Ptn. Blk. 4 Lindley Add. to Seattle; Vol. 3/103 Tax/Map ID(s):
Tax Account No.: 435130-0487-03

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

4833 90th Avenue Southeast
Mercer Island, WA 98040

END OF SCHEDULE B