

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**48592BC-ETU - SIXTH**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Triad Associates and the City of Mercer Island

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 Insurance Company**

By:

\_\_\_\_\_  
President

**Chicago Title Company of Washington**  
10500 NE 8th St., Suite 600  
Bellevue, WA 98004

Countersigned By:

\_\_\_\_\_  
Authorized Officer or Agent



Attest:

\_\_\_\_\_  
Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 10500 NE 8th St., Suite 600 Bellevue, WA 98004 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$550.00	\$52.25

Effective Date: February 16, 2018 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:

Wells Fargo Bank, N.A., as trustee of the Title Holding Trust dated 10-6-99

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

**Parcel B:**

Lot B of City of Mercer Island Short Plat Number MI84-01-02, recorded under recording number 8406269002 (said short plat being a subdivision of the West 90 feet of that portion of Government Lot 1, Section 1, Township 24 North, Range 4 East, Willamette Meridian, in King County, Washington, lying North of a line which is 1,374.15 feet North of and parallel to the South line of said Government Lot 1, being a portion of Mercer Park, heretofore vacated by order of King County Commissioner, according to the plat thereof, recorded in volume 8 of plats, page 27, in King County, Washington);

Together with second class shorelands adjoining;

Together with an undivided one-Half interest in Tract X of said short plat.

**Parcel C:**

The East 105 feet of West 195 feet of that portion of Government Lot 1 of Section 1, Township 24 North, Range 4 East, Willamette Meridian, in King County, Washington, lying North of North margin of Southeast 20th Street as said street is platted in the plat of Mercer Beach Park, according to the plat thereof, recorded in volume 46 of plats, page(s) 7, in King County, Washington  
(being part of vacated plat of Mercer Park, according to the plat thereof, recorded in volume 8 of plats, page(s) 27, in King County, Washington);

Together with second class shorelands adjoining and abutting thereon lying between the East and West boundary lines of the above described Tract produced and extended.

**SCHEDULE B**

## GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

## SPECIAL EXCEPTIONS

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

Granted to: Mercer Island Sewer District, a Municipal Corporation  
Purpose: Sewer  
Recording Date: January 18, 1956  
Recording No.: 4655646  
Affects: As constructed

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

Granted to: Mercer Island Sewer District, a Washington Municipal Corporation  
Purpose: Sewer  
Recording Date: January 18, 1956  
Recording No.: 4655649  
Affects: Along a line 4 feet East of and parallel with the West margin of the above described property less the South 310 feet, more or less

3. 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 short plat:

Recording No: 8406269002

4. 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 Mercer Beach Park:

Recording No: 3863792

5. Amended and Restated Ingress and Egress Easement for a Common Driveway with Maintenance Agreement and the terms and conditions thereof:

Recording Date: January 31, 2018  
Recording No.: 20180131000438

Said document is an Amendment and Restatement of the Road Maintenance Agreement under recording number 20030828001029

**SCHEDULE B**  
(continued)

6. Memorandum of Cotenancy Agreement, and the terms and conditions thereof:

Recording Date: November 14, 2006  
Recording No.: 20061114001877

Affects: Parcel B

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  
Recording Date: January 18, 1956  
Recording No.: 4655627

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 pipelines  
Recording Date: January 18, 1956  
Recording No.: 4655648

Sewer Easement Termination recorded under 20180119001411

9. 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 lines  
Recording Date: May 09, 1956  
Recording No.: 4691123

Sewer Easement Termination recorded under 20180119001411

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

Granted to: Mercer Island Sewer District, a Municipal Corporation  
Purpose: Sewer pipe line and electrical conduit  
Recording Date: January 18, 1956  
Recording No.: 4655617  
Affects: Portion of said premises

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

Granted to: Mercer Island Sewer District, a Municipal Corporation  
Purpose: Sewer pipeline and appurtenances  
Recording Date: January 18, 1956  
Recording No.: 655645  
Affects: Portion of said premises

**SCHEDULE B**

(continued)

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

Granted to: Mercer Island Sewer District, a Municipal Corporation  
Purpose: A pump station and access thereto and therefrom  
Recording Date: February 16, 1956  
Recording No.: 4664738  
Affects: Portion of said premises

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

Granted to: Mercer Island Sewer District, a Municipal Corporation  
Purpose: Sewer pipeline and appurtenances  
Recording Date: June 5, 1957  
Recording No.: 4803213  
Affects: Portion of said premises

Sewer Easement Termination recorded under 20180119001411

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

Granted to: City of Mercer Island  
Purpose: Access Easement  
Recording Date: January 19, 2018  
Recording No.: 20180119001412  
Affects: easterly portion

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

Granted to: James C. Edris and Kathy Ann Edris  
Purpose: Storm Drain Easement with Maintenance Agreement  
Recording Date: February 14, 2018  
Recording No.: 20180214000860

Said Document is a re-record of document under recording number 20180131000439

16. Affidavit regarding oil tanks and the terms and conditions thereof:

Recording Date: November 28, 1994  
Recording No.: 9411280757

17. Release/covenant not to sue and indemnification/hold harmless for geologically hazardous areas, and the terms and conditions thereof:

Recording Date: October 27, 2003  
Recording No.: 20031027005254

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

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

**SCHEDULE B**

(continued)

20. 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.
21. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
22. 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: 2018  
Tax Account No.: 545230-2216-02  
Levy Code: 1031

## General and Special Taxes:

Billed: \$42,517.28  
Paid: \$0.00  
Due: \$42,517.28

Affects: Parcel B

23. 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: 2018  
Tax Account No.: 545230-2218-00  
Levy Code: 1031

## General and Special Taxes:

Billed: \$56,616.19  
Paid: \$0.00  
Due: \$56,616.19

Affects: Parcel C

24. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018.

25. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$2,000,000.00  
Dated: January 21, 2009  
Trustor/Grantor: Wells Fargo Bank, N.A. as Trustee of The Title Holding Trust dated October 6, 1999  
Trustee: Wells Fargo Financial National Bank  
Beneficiary: Wells Fargo Bank, N.A.  
Recording Date: February 4, 2009  
Recording No.: 20090204000983  
Affects: Parcel C

**SCHEDULE B**  
(continued)

An agreement recorded July 21, 2011 at 20110721000712 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: July 21, 2011  
Recording No.: 20110721000711

26. Terms, powers, conditions and limitations of the The Title Holding Trust dated 10-06-1999 Trust.

The Company will require a copy of the trust agreement and any amendments thereto for review.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

Affects: Parcel C

27. Terms, powers, conditions and limitations of the Robert T. Lamson Trust.

The Company will require a copy of the trust agreement and any amendments thereto for review.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

Affects: Parcel B

**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: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

**END OF NOTES**

**END OF SCHEDULE B**