

**SUBDIVISION**

Guarantee/Certificate Number:

Issued By:



CHICAGO TITLE INSURANCE COMPANY

**48592AB-ETU - SECOND**

**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

Attest:

\_\_\_\_\_  
Secretary

Countersigned By:

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



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: April 28, 2017 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:

James C. Edris and Kathy Ann Edris, husband and wife, as to Parcel A; and

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

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 A:**

Lot A 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 an undivided one-Half interest in Tract X of said short plat.

**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.

**SCHEDULE B**

GENERAL EXCEPTIONS

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

**SCHEDULE B**  
(continued)

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. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: August 28, 2003  
Recording No.: 20030828001029

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

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

Affects: Parcel B

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

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

**SCHEDULE B**  
(continued)

8. 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.

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

10. 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: 2017  
 Tax Account No.: 545230-2214-04  
 Levy Code: 1031

General and Special Taxes:  
 Billed: \$12,278.20  
 Paid: \$6,139.10  
 Unpaid: \$6,139.10

Affects: Parcel A

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: 2017  
 Tax Account No.: 545230-2216-02  
 Levy Code: 1031

General and Special Taxes:  
 Billed: \$33,898.35  
 Paid: \$33,898.35  
 Unpaid: \$0.00

Affects: Parcel B

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

Amount: \$250,000.00  
 Dated: May 19, 2011  
 Trustor/Grantor: James C. Edris and Kathy Ann Edris, husband and wife  
 Trustee: George C. Reinmiller Trustee, Inc.  
 Beneficiary: Pentagon Federal Credit Union  
 Recording Date: June 20, 2011  
 Recording No.: 20110620001038  
 Affects: Parcel A

**SCHEDULE B**

(continued)

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

An agreement recorded November 5, 2015 under recording number 20151105001217 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: September 30, 2015  
Recording No.: 20150930001719

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

Amount: \$950,000.00  
Dated: September 25, 2015  
Trustor/Grantor: James C Edris and Kathy Ann Edris  
Trustee: George C. Reinmiller  
Beneficiary: Pentagon Federal C. U.  
Loan No.: 1506099732  
Recording Date: September 30, 2015  
Recording No.: 20150930001719  
Affects: Parcel A

14. 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.

15. 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.

**SCHEDULE B**  
(continued)

Note A: Note: This map/plat 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 NOTES**

**END OF SCHEDULE B**