

**SUBDIVISION**

Guarantee/Certificate Number:

Issued By:



CHICAGO TITLE INSURANCE COMPANY

**0070077-ETU - SECOND**

**CHICAGO TITLE INSURANCE COMPANY**

a corporation, herein called the Company

**GUARANTEES**

Core Design, Inc.

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:
Chicago Title Company of Washington 10500 NE 8th St., Suite 600 Bellevue, WA 98004 Main Phone: (425)646-9883

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$33.25

Effective Date: August 23, 2016 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:

7239, L.L.C., 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

WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE NORTH 85 FEET OF SAID WEST HALF OF LOT 12;

TOGETHER WITH THE WEST 20 FEET OF THE NORTH 85 FEET OF SAID LOT 12.

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. Easement(s) and the terms and conditions thereof:

In favor of: Mercer Island Sewer District, a municipal corporation  
Purpose: Sewer  
Recording No.: 4635719  
Affects: Portion of said premises

2. Easement(s) and the terms and conditions thereof:

Purpose: Ingress and egress  
Recording No.: 5162638  
Affects: Portion of said premises

3. Notice of Additional Tap or Connection Charges and the terms and conditions thereof:

Recording Date: December 6, 1977  
Recording No.: 7712060812

4. 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: 2016  
Tax Account Number: 531510-0695-07  
Levy Code: 1031  
Assessed Value-Land: \$892,000.00  
Assessed Value-Improvements: \$65,000.00

General and Special Taxes: Billed: \$8,006.46  
Paid: \$4,003.23  
Unpaid: \$4,003.23

5. 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.

**END OF EXCEPTIONS**

**SCHEDULE B**  
(continued)

**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: 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:

PTN. LTS. 11 & 12, BLK. 8, MCGILVRA'S ISLAND ADDN.  
Tax Account No.: 531510-0695-07

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

7239 SE 27th St  
Mercer Island, WA 98040

**END OF NOTES**

**END OF SCHEDULE B**