

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0275772-16**  
**Revision Second**

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

## GUARANTEES

Treehaven LLC, a Washington limited liability company

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**  
**701 5th Avenue, Suite 2700**  
**Seattle, WA 98104**

Countersigned By:

J.L. Jackson  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Seattle Builder / Unit 16 Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: (206)628-5623 Main Phone: (206)628-5623 Email: CTISeattleBuilderUnit@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.23

Effective Date: November 20, 2025 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:](#)

Treehaven 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): 935910-0325-04**

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PARCEL A, MERCER ISLAND SHORT PLAT NO. 82-06-11, RECORDED UNDER KING COUNTY [RECORDING NO. 8207279004](#), RECORDS OF KING COUNTY, WASHINGTON.

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 and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording No.:     3988560

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

Purpose:               Landscape  
 Recording Date:     July 13, 1982  
Recording No.:     8207130695  
 Affects:             Portion of said premises

Modification and/or amendment by instrument(s):

Recording No.:     8211170409  
Recording No.:     8501100822  
Recording No.:     20050426002166

3. 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 White & Nobles First Addition:

Recorded In:     Volume 3, Page 104

4. 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 City of Mercer Island Short Plat No. MI-82-06-11:

Recording No.:     8207279004

**SCHEDULE B**

(continued)

5. 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 Short Plat:

Recording No: [8408169001](#)

6. 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: 2025  
 Tax Account Number: 935910-0325-04  
 Levy Code: 1031  
 Assessed Value-Land: \$1,838,000.00  
 Assessed Value-Improvements: \$986,000.00

General and Special Taxes: Billed:\$18,499.18  
 Paid: \$18,499.18  
 Unpaid:\$0.00

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

Amount: \$1,510,400.00  
 Dated: March 28, 2016  
 Trustor/Grantor: John D. Ford and Lora Reed Ford, husband and wife  
 Trustee: Unionbanca Mortgage Corporation  
 Beneficiary: MUFG Union Bank, N.A.  
 Loan No: Not Disclosed  
 Recording Date: April 1, 2016  
Recording No.: [20160401000516](#)

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Mortgage Electronic Registration Systems, Inc. ("MERS"), as Designated Nominee for MUFG Union Bank, N.A., Beneficiary of the Security instrument, its successors and assigns  
 Loan No.: 0009288427  
 Recording Date: September 14, 2023  
Recording No: [20230914000171](#)

8. Affidavit in Support of Single-Family Building Permit

Recording Date: July 25, 2024  
Recording No.: [20240725000679](#)

9. Affidavit in Support of Accessory Dwelling Unit Permit

Recording Date: July 29, 2024  
Recording No.: [20240729000423](#)

**SCHEDULE B**

(continued)

## 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:

PCL A, MERCERL ISLAND SHORT PLAT NO. 82-06-11, [REC NO. 8207279004](#)

Tax Account No.: 935910-0325-04

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

6805 SE 32nd St  
Mercer Island, WA 98040

**END OF SCHEDULE B**