

Guarantee

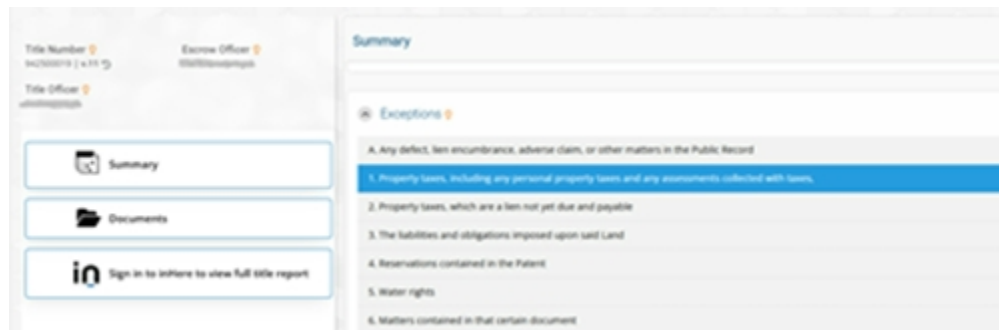
File No.: 0303319-ETU

Property Address: 3427 72nd Pl SE Mercer Island, WA 98040

END OF SCHEDULE B

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0303319-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Artoush Fanaiyan

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
11900 NE 1st St., Suite 110
Bellevue, WA 98005

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: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: eastsidetitle@ctt.com		

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: December 11, 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:](#)

Artoush Fanaiyan, as a separate estate

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): 130030-1391-04

THE SOUTH HALF OF LOT 8, AND ALL OF LOTS 9 AND 10, BLOCK 5, C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN 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.

GENERAL 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 the Plat of C.C. Calkins First Addition to East Seattle:

[Recording No: 45998](#)

2. Notice of additional tap or connection charges and the terms and conditions thereof:

Recording Date: December 6, 1977
[Recording No.: 7712060812](#)

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 Survey:

[Recording No: 20250725900015](#)

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: 2025
[Tax Account No.:](#) [130030-1391-04](#)
Levy Code: 1031
Assessed Value-Land: \$1,158,000.00
Assessed Value-Improvements: \$305,000.00

General and Special Taxes:
Billed: \$9,592.89
Paid: \$9,592.89
Unpaid: \$0.00

SCHEDULE B
(continued)

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

Amount: \$945,000.00
 Dated: August 08, 2025
 Trustor/Grantor: Artoush Fanaiyan, an unmarried person
 Trustee: First American Title Insurance Company
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for East West Bank
 Loan No: 09247649
 Recording Date: August 27, 2025
[Recording No.:](#) [20250827000751](#)

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

Amount: \$300,000.00
 Dated: December 9, 2025
 Trustor/Grantor: Artoush Fanaiyan, a single man as his separate estate
 Trustee: Chicago Title of Washington
 Beneficiary: Farid Mohajerjasbi and Soheila Mohajerjasbi, husband and wife, and Vahla J.A. Mohajerjasbi, a single man
 Recording Date: December 12, 2025
[Recording No.:](#) [20251212000903](#)

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

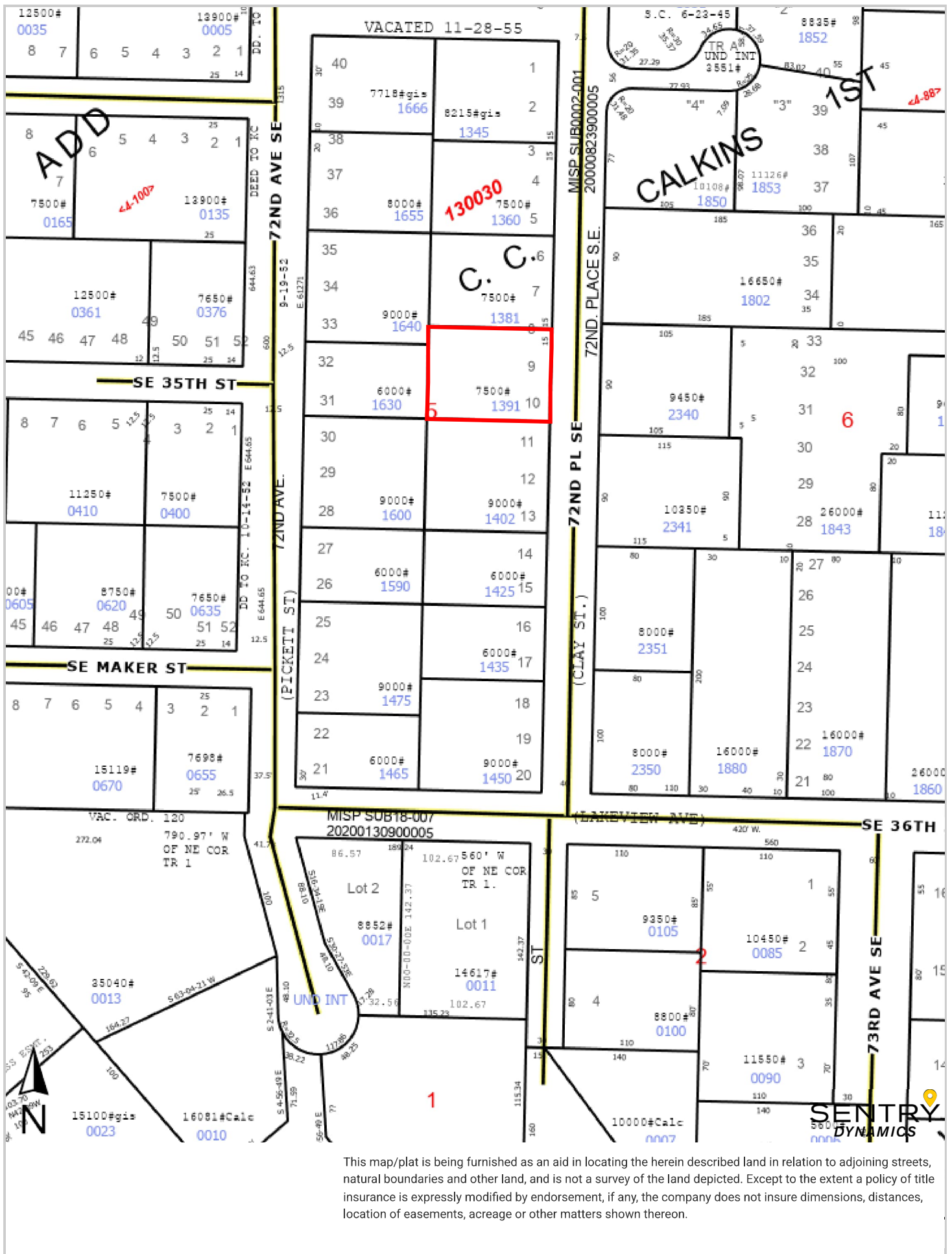
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN OF LT 8 & ALL LTS 9 & 10, BLK 5, C.C. CALKINS FIRST ADDN TO EAST SEATTLE
[Tax Account No.:](#) [130030-1391-04](#)

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

3427 72nd PI SE
 Mercer Island, WA 98040

END OF SCHEDULE B



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, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.