After recording return to:
CW Title and Escrow
11201 SE 8th Street, Ste 200
Bellevue, WA 98004

CW Title
M-CK2400126

Reference: 50045709-103

DOCUMENT TITLE(S):

Notice of Sensitive Area

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):
Nikki Baldwin

GRANTEE(S):
CITY OF MERCER ISLAND

ABBREVIATED LEGAL DESCRIPTION:

LOT 10, BLK 10, MERCERDALE NO. 2

TAX PARCEL NUMBER(S):

5459000110

For Permit Number CA024-016

For Parcel Number 545900-0110

Street Address 3777 79TH AVE SE - MERCER ISLAND, WA 98040

This property contains critical areas (e.g. wetlands, streams, geologically hazardous areas, etc.) and/or critical area buffers as defined by the Mercer Island City Code (MICC) 19.07 and regulated by provisions in MICC 19.07.160, MICC 19.07.170, MICC 19.07.180, and/or MICC 19.07.190.

Due to development activity within a critical area and/or associated buffer, a City of Mercer Island Critical Area Study and Mitigation Plan has been required to be prepared and implemented for this property. This mitigation plan may have required some or all of the following: grading, soil amendments, native vegetation planting, watering, habitat feature or structure installation, fencing, signage, performance and/or maintenance bonding, annual maintenance, and annual monitoring reporting to be performed by a qualified professional at the property owner's expense. For further information regarding related requirements and limitations, please contact the City of Mercer Island Community Planning and Development Department.

This notice shall run with the land and shall not be removed except upon specific written authorization approved by the City of Mercer Island and recorded herein by King County.

I, (print name) NIKKI BAIDWAN, hereby certify that I am the owner of the above-referenced property.

Owner's Signature

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this ___ day of _____, 20___.

Notary Seal

Notary Public Signature

Notary Public Printed Name

Commission Expiration

State of California County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 7th day of July, 2024 by Nikki Baidwan,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)

RYZA MASPINAS
Notary Public - California
Santa Clara County
Commission # 2330425
My Comm. Expires Aug 13, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

EXHIBIT "A"
Legal Description

LOT 10, BLOCK 10, MERCERDALE NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS AT PAGE 28, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

Assessor Parcel Number (APN)

APN: 5459000110

The address for the Exhibit A above is as follows:

3777 79th Avenue Southeast, Mercer Island, WA 98040

The property address and APN shown above are not part of the legal description for the title to the land to be insured.

Title companies insure properties based on the legal description (not the property address), and the property address is not a part of the legal description. The property address has been added to this page for reference only.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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