

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0256310-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Tammy Liu

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:

Nathan Warwick
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: CTIBellevueETU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$0.00	\$0.00

Effective Date: May 3, 2023 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:](#)

Kan Cui and Yan Liu, Trustees of the Cui and Liu Living Trust

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): 810610-0100-03

LOT A, AS DESCRIBED IN CITY OF MERCER ISLAND SUBDIVISION RECORDED UNDER [RECORDING NUMBER 7812180972](#) AND AS DELINEATED ON SURVEY THEREOF, RECORDED UNDER RECORDING NUMBER 7911309020, AS REVISED UNDER BOUNDARY LINE REVISION [RECORDING NUMBER 8309159010](#), BEING A SUBDIVISION OF TRACT 10, SUNNYBANK, ACCORDING TO THE PLAT THEREOF, RECORDED IN [VOLUME 29 OF PLATS, PAGE 31](#), RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING AND LYING BETWEEN THE NORTHEASTERLY PROJECTIONS OF THE SIDELINED OF SAID TRACT.

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, 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:

[Recording No: 7812180972](#)

2. 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: 7911309020](#)

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 Boundary Line Revision :

[Recording No: 8309159010](#)

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 the Plat of Sunny Bank:

[Recording No: 2239207](#)

SCHEDULE B

(continued)

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

Granted to: Mercer Island Sewer District
Purpose: Sewer Pipeline
Recording Date: May 6, 1959
[Recording No.: 5028702](#)
Affects: 5 feet either side of the sewer centerline as constructed

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric and Distribution System
Recording Date: May 23, 1979
[Recording No.: 7905230792](#)
Affects: As constructed southerly of the existing driveway

Contains covenant prohibiting structures over said easement or other activities which might endanger the underground system.

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

Granted to: Viacom Cablevision
Purpose: Installation and maintenance of cable television lines and appurtenances
Recording Date: October 10, 1986
[Recording No.: 8610100612](#)
Affects: The description contained therein is not sufficient to determine its exact location within the property herein described

8. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
[Recording No.: 454094](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

9. 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 Date: August 7, 1935
[Recording No.: 2863100](#)

SCHEDULE B
(continued)

10. 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 Date: July 7, 1981
[Recording No.: 8107070094](#)

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 1981
[Recording No.: 8107070095](#)

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 1994
[Recording No.: 9408241323](#)

11. Affidavit in support of accessory and the terms and conditions thereof:

Recording Date: October 8, 2010
[Recording No.: 20101008001322](#)

12. Access and Utilities Easement and the terms and conditions thereof:

Recording Date: November 10, 2011
[Recording No.: 20111110001264](#)

13. Encroachment License Agreement and the terms and conditions thereof:

Executed by: City of Mercer Island, a Washington municipal corporation and Kan Cui and Yan Liu, husband and wife
Recording Date: June 4, 2013
[Recording No.: 20130604000584](#)

14. Private Drainage Easement and the terms and conditions thereof:

Recording Date: April 22, 2011
[Recording No.: 20110422000489](#)

15. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

Recording Date: May 16, 2011
[Recording No.: 20110516000421](#)

16. Driveway Relocation Agreement and the terms and conditions thereof:

Recording Date: March 29, 2017
[Recording No.: 20170329001022](#)

SCHEDULE B
(continued)

17. Question of location of lateral boundaries of said second class tidelands or shorelands.
18. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
19. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
20. 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.
21. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
22. 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: 2023
Tax Account Number: 810610-0100-03
Levy Code: 1031
Assessed Value-Land: \$1,976,000.00
Assessed Value-Improvements: \$4,336,000.00

General and Special Taxes: Billed: \$38,705.28
Paid: \$19,352.64
Unpaid: \$19,352.64

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

Amount: \$838,704.00
Dated: March 5, 2020
Trustor/Grantor: Yan Liu and Kan Cui, a married couple
Trustee: CW Title
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: March 10, 2020
Recording No.: [20200310000477](#)

SCHEDULE B
(continued)

24. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

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:

LT A, CITY OF MERCER ISLAND SUBDIV. REC NO. 7812180972, BEING TRACT 10, SUNNYBANK
[Tax Account No.: 810610-0100-03](#)

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

8636 N Mercer Way
Mercer Island, WA 98040

END OF SCHEDULE B