

## Commitment for Title Insurance

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0286726-ETU

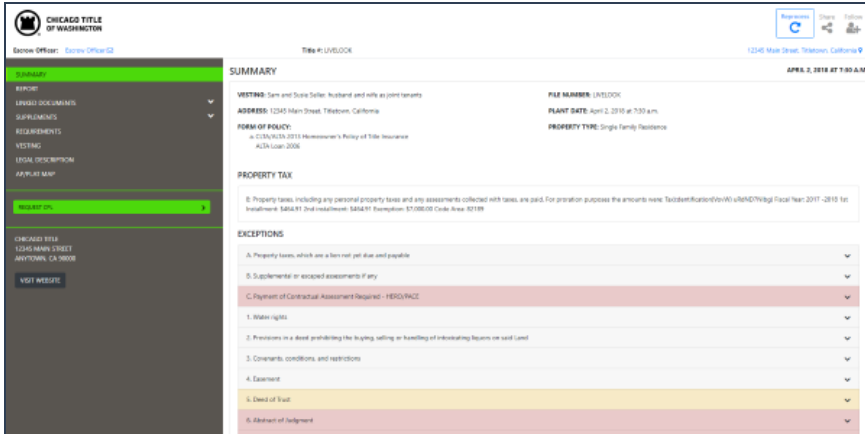
Property Address: 4661 Forest Ave SE Mercer Island, WA 98040

## Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web interface. The header includes the Chicago Title of Washington logo, the title number "Title #: LIVELOOK", and the user's location "1246 Main Street, Torrance, California". The date and time are "APR 2, 2019 AT 1:00 A.M.". The interface is divided into a left sidebar with navigation options like "SUMMARY", "REPORTS", "LIVELOOK DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFYING", "LEGAL DISCLOSURE", and "APPLY FOR MAP". The main content area shows a "SUMMARY" section with fields for "VESTING" (Sole and Survive Seller, Notwend and with all joint tenants), "ADDRESS" (1246 Main Street, Torrance, California), "FORM OF POLICY" (A CHICAGO TITLE Insurance's Policy of Title Insurance ALTA Loan 2006), "FILE NUMBER" (LIVELOOK), "PLANT DATE" (April 2, 2019 at 7:59 a.m.), and "PROPERTY TYPE" (Single Family Residence). Below the summary is a "PROPERTY TAX" section with a note about taxes and assessments. The "EXCEPTIONS" section lists various items, with "C. Payment of Contractual Assessment Required - FERGUSON" highlighted in red, and "6. Deed of Trust" highlighted in yellow.

**Effortless, Efficient, Compliant, and Accessible**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0286726-ETU**

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

## GUARANTEES

David Zimmer

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: CTIBellevueETU@ctt.com		

**SCHEDULE A**

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

Effective Date: February 10, 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:](#)

David Zimmer and Karen Zimmer, a married couple

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): 404500-0065-01**

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LOT 14 AND THE NORTH 30 FEET OF LOT 13, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

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 Lake Isle, recorded in [Volume 19 of Plats, Page 35](#):  
  
[Recording No:](#) [703736](#)
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Private road  
Recording Date: August 6, 1954  
[Recording No.:](#) [4472478](#)  
Affects: Easterly portion of said premises  
  
A Easement Clarification was recorded under [Recording No. 8309190611](#)  
  
Restated Driveway Easement recorded under [Recording No. 20221021000337](#).  
  
Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of driveway by the common users.
3. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:  
  
Purpose of Easement: Private road  
[Recording No.:](#) [4472479](#)
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution system  
Recording Date: February 21, 1962  
[Recording No.:](#) [5390486](#)  
Affects: Portion of said premise
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 pipe(s)  
Recording Date: November 4, 1964  
[Recording No.:](#) [5807278](#)  
Affects: Second class shorelands

**SCHEDULE B**  
(continued)

6. 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: 20211210900010](#)
7. Question of location of lateral boundaries of said second class tidelands or shorelands.
8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
9. 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.
10. 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.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. 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:          | 404500-0065-01     |
| Levy Code:                   | 1031               |
| Assessed Value-Land:         | \$3,927,000.00     |
| Assessed Value-Improvements: | \$1,019,000.00     |
| General and Special Taxes:   | Billed:\$32,385.22 |
|                              | Paid: \$0.00       |
|                              | Unpaid:\$32,385.22 |
13. City, county or local improvement district assessments, if any.
14. A deed of trust to secure an indebtedness in the amount shown below,
- |                                |   |
|--------------------------------|---|
| Amount:                        | \$4,000,000.00                                  |
| Dated:                         | September 8, 2021                               |
| Trustor/Grantor:               | David Zimmer and Karen Zimmer, a married couple |
| Trustee:                       | Chicago Title of Washington                     |
| Beneficiary:                   | City National Bank                              |
| Loan No:                       | 44164   |
| Recording Date:                | September 20, 2021                              |
| <a href="#">Recording No.:</a> | <a href="#">20210920001207</a>                  |

**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:

LT 14 & PTN LT 13, LAKE ISLE  
[Tax Account No.: 404500-0065-01](#)

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

4661 Forest Ave 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.



ParcelID: 404500065

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