

SUBDIVISION GUARANTEE

SCHEDULE A

Order Number: 825798RT

Prepared by: Rainier Title, LLC
Guarantee No.: G-6329-000016026

Effective Date: March 21, 2025 at 8:00 A.M.

Premium:	\$350.00
Tax:	\$34.65
Total:	\$384.65

OWNERS:

Lynne Rotholtz and Ben Rotholtz, a married couple

LEGAL DESCRIPTION:

Parcel A:

That portion of the Northeast quarter of the Northeast quarter of Section 18, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of said Section;
thence North 88°32'01" West 254.44 feet;
thence South 01°05'30" West 130 feet to the true point of beginning;
thence North 88°32'01" West 110 feet;
thence South 01°05'30" West 110 feet;
thence South 88°32'01" East 135 feet;
thence North 11°41'38" West 112.96 feet to the true point of beginning;

Parcel B:

An non-exclusive easement for ingress and egress over the following described portion of said Northeast quarter of the Northeast quarter:

Beginning at a point on the North line of said section which is North 88°32'01" West 259.44 feet the Northeast corner thereof;
thence South 01°05'30" West 130 feet;
thence South 88°32'01" East 5 feet;
thence South 11°41'38" East 112.96 feet;
thence South 88°32'01" East 20 feet;
thence North 09°12'04" West 111.93 feet;
thence North 01°05'30" East 130 feet to the North line of said section;
thence North 88°32'01" West 30 feet to the point of beginning;

Parcel C:

Those certain non-exclusive rights granted in instrument recorded June 5, 2023 under Recording No. 20230605000490, records of King County, Washington.

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SUBJECT TO:

1. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2025
Amount Billed:	\$10,502.54
Amount Paid:	\$5,251.27
Amount Due:	\$5,251.27, plus interest and penalty if delinquent
Tax Account No.	182405-9067-08
Levy Code:	1031
Land:	\$1,163,000.00
Improvements:	\$439,000.00

Note: King County Treasurer, 500 4th Avenue, 6th Floor Admin. Bldg., Seattle, WA 98104 (206) 296-7300;
Web Address: <http://webapp.metrokc.gov/kctaxinfo/>.

2. Liability for sewer treatment capacity charges that may be assessed but not disclosed in the public records. Please contact the King County Capacity Charge Department for further information at 206-296-1450.

3. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.

4. Easement including terms and conditions thereof as recorded in Instrument No. [4405646](#).

5. Easement granted to Puget Sound Power & Light Company, as more fully set forth in the document recorded as Instrument No. [4436523](#).

6. Easement granted to Puget Sound Power & Light Company, as more fully set forth in the document recorded as Instrument No. [7802210720](#).

7. Road Maintenance Agreement, including the terms and conditions thereof, as recorded on July 11, 1983, under Instrument No. [8307110824](#).
Said Agreement may contain a provision for bearing costs of maintenance, repair or reconstruction of said road by the common users.

8. Easement granted to Washington Natural Gas Company, as more fully set forth in the document recorded as Instrument No. [8609220759](#).

9. Easement granted to Puget Sound Power & Light Company, as more fully set forth in the document recorded as Instrument No. [8909050981](#).

10. Matters, as disclosed on face of Survey, recorded under Instrument No. [20070627900012](#).

11. Matters, as disclosed on face of Survey, recorded under Instrument No. [20071015900005](#).

12. Easement Agreement and Boundary Line Settlement and the terms and conditions thereof recorded under Instrument No. [20230605000490](#).

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NOTE

NOTE A: The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn of NEQ NEQ 18-24-5E, King County, WA

NOTE B: The records of King County and/or our inspection indicate that the address of the improvement located on said land is 9825 SE 40th Street, Mercer Island, WA 98040

NOTE C: Title to the estate or interest shown in Schedule A was acquired by instrument No(s). [20230607000257](#).

NOTE D: We find no pertinent matters filed or recorded against Lynne Rotholtz and Ben Rotholtz.

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.



Genevieve Tomberg, Chief Title Officer
Craig Schumacher, Title Officer
Alisha Metzker, Title Officer
Cody Tumlin, Title Officer
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THANKS...

We want to express our appreciation of your faith in Rainier Title, LLC.

This Policy is valuable and may entitle you to a lower premium on title insurance if you sell or refinance your property. We suggest you keep it in a safe place where it will be readily available.

There is no recurring premium for this policy

If you have any question about your settlement or closing, contact the office that issued your policy.

If you have any questions regarding your policy, you can write us at:

Rainier Title, LLC
2722 Colby Avenue, Suite 125
Everett, WA 98201

or call us at:

Toll Free: (888) 929-1999
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