 <p data-bbox="440 331 824 373"><i>First American Title™</i></p> <p data-bbox="201 453 370 495">Exhibit A</p>	<p data-bbox="842 260 1380 352"><b>First American Title Insurance Company</b>  <b>920 5th Avenue, Suite 1250</b>  <b>Seattle, WA 98104</b></p> <p data-bbox="842 420 1112 447">File No: 4209-4256200</p>
--	--

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of King, State of Washington, described as follows:

Lot B of MERCER ISLAND SHORT PLAT NO. MI-79-03-09, recorded under Recording No. 7911260615, being a subdivision of Lots 4 through 8 and 23 through 27, Block 2, and portion of vacated border street and of vacated Anderson Street, GROVELAND PARK, according to the plat thereof, recorded in Volume 8 of Plats, Page 36, in King County, Washington.

Situate in the County of King, State of Washington.

Situs Address: 5331 Forest Ave SE, Mercer Island, WA 98040  
Tax Parcel ID No. 294890-0013 and 2948900013

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
SELLER

# First American Title Insurance Company

920 5th Avenue, Suite 1250  
Seattle, WA 98104

April 02, 2025

## Metro Area Title Team

920 5th Avenue, Suite 1250, Seattle, WA 98104  
Fax No. (866) 904-2177

**EMAIL: TITLEKINGWA@firstam.com**

## Recording Department

Email: recording.wa@firstam.com

Pat Fullerton  
(206) 615-3055

Amy Garza  
(253) 200-3089

Jennifer Salas  
(206) 615-3011

Order Number: 4209-4256200

***Please send all recording packages to 920 5th Avenue, Suite 1250, Seattle, WA 98104***

Buyer:

Seller: Gregory Kicska and Kathleen Lin

Property: 5331 Forest Ave SE  
Mercer Island, WA 98040

Attached please find the following item(s):

ALTA Commitment for Title Insurance

Thank you for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

*Customer First!*



**Transaction Identification Data, for which the Company assumes no liability as set forth in  
Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company  
Issuing Office: 920 5th Avenue, Suite 1250, Seattle, WA 98104  
Issuing Office's ALTA® Registry ID:  
Commitment Number: 4209-4256200  
Issuing Office File Number: 4209-4256200  
Property Address: 5331 Forest Ave SE, Mercer Island, WA 98040  
Revision Number:

**SCHEDULE A**

1. Commitment Date: March 26, 2025 at 8:00 a.m.
2. Policy to be issued:
  - a. ALTA® Homeowner's (Eagle) Policy  
Basic Rate  
Proposed Insured: To Follow  
Proposed Amount of Insurance: \$To Follow      Premium: \$To Follow      Tax: \$To Follow  
The estate or interest to be insured: See Item 3 below
  - b. ALTA® Extended Loan Policy  
Purchase Money Loan Rate  
Proposed Insured: To Follow  
Proposed Amount of Insurance: \$To Follow      Premium: \$To Follow      Tax: \$To Follow  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. [The Title is, at the Commitment Date, vested in:](#)  
  
Gregory Kicska and Kathleen Lin, a married couple
5. The Land is described as follows:  
  
See Exhibit A attached hereto and made a part hereof

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**FIRST AMERICAN TITLE INSURANCE COMPANY**

Pat Fullerton, Title Officer

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### SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The marital status of the vested owner described in Paragraph 4 of Schedule A is consistent with the marital status identified in the most current instrument vesting Title. First American Title Insurance Company does not represent that this is the current marital status of the vested owner. The current marital status of the vested owner should be provided to the Company prior to closing. Additional requirements may be imposed based upon any change in marital status since the recording of the current vesting deed.

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## SCHEDULE B, PART II—Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, ditch or ditch right, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records; (d) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien for services, labor, equipment or material or medical assistance, unless such lien is shown by the Public Records as of Date of Policy.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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- 9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:  
Levy/Area Code: 1031

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

- 1.10% of the selling price less than or equal to \$525,000.00
- 1.28% of the selling price from \$525,000.01 to \$1,525,000.00
- 2.75% of the selling price from \$1,525,000.01 to \$3,025,000.00
- 3.00% of the selling price over \$3,025,000.00

Local Excise Tax for Mercer Island:

.50% of the selling price

In addition to the Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

- 10. General Taxes for the year 2025. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.  
Tax Account No.: 294890001307

**1st Half**

Amount Billed:	\$	8,349.78
Amount Paid:	\$	0.00
Amount Due:	\$	8,349.78
Assessed Land Value:	\$	1,549,000.00
Assessed Improvement Value:	\$	1,000,000.00

**2nd Half**

Amount Billed:	\$	8,349.77
Amount Paid:	\$	0.00
Amount Due:	\$	8,349.77
Assessed Land Value:	\$	1,549,000.00
Assessed Improvement Value:	\$	1,000,000.00

- 11. Facility Charges, if any, including but not limited to hook-up, or connection charges and latecomer charges for sewer, water and public facilities of The City of Mercer Island as disclosed by instrument recorded under recording no. [7712060812](#).

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12. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat of Groveland Park recorded in [Volume 8 of Plats, Page\(s\) 36](#).
13. Easement, including terms and provisions contained therein:  
Recording Information: [3138760](#)  
In Favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
For: Electrical transmission line
14. Side sewer easement, including terms and provisions contained therein:  
Location: Along the line as constructed  
Width: 4 feet  
Recording No.: [6244454](#)
15. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat Mercer Island Short Plat No. MI-79-03-09 recorded under recording number [7911260615](#).
16. Easement, including terms and provisions contained therein:  
Recording Information: [8003040183](#)  
For: Drainage facilities
17. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. [20170830900011](#).
18. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.
- C. 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.
- LOT B, MERCER ISLAND SP NO. MI-79-03-09, REC. [7911260615](#), KING COUNTY  
APN: 294890-0013  
Property Address: 5331 Forest Ave SE, Mercer Island, WA 98040
- D. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990. Note: Properties located in Snohomish County may be subject to the King County Sewage Treatment Capacity Charges.
- E. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment:
- Recording number [20230630000030](#).
- F. All matters regarding extended coverage have been cleared for mortgagee's policy. The coverage contemplated by this paragraph will not be afforded in any forthcoming owner's standard coverage policy to be issued.
- G. We don't find any voluntary liens of record affecting subject property. Inquire as to the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2021 Policy unless otherwise noted on Schedule A herein.

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NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

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**EXHIBIT A**

File No.: 4209-4256200

The Land referred to herein below is situated in the County of King, State of Washington, and is described as follows:

Lot B of MERCER ISLAND SHORT PLAT NO. MI-79-03-09, recorded under Recording No. [7911260615](#), being a subdivision of Lots 4 through 8 and 23 through 27, Block 2, and portion of vacated border street and of vacated Anderson Street, GROVELAND PARK, according to the plat thereof, recorded in [Volume 8 of Plats, Page 36](#), in King County, Washington.

Situate in the County of King, State of Washington.

294890-0013

5331 Forest Ave SE  
Mercer Island, Washington 98040

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**ALTA COMMITMENT FOR TITLE INSURANCE  
issued by  
FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance 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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### Parcel Information

Parcel:	2948900013
Site Address:	5331 Forest Ave SE Mercer Island WA 98040
Owner:	Gregory, Kicska Gregory, Kathleen L 5257 Forest Ave SE Mercer Island WA 98040
Twn/Range/Section:	24N / 04E / 24 / NE
Parcel Size:	0.35 Acres (15,070 SqFt)
Plat/Subdivision:	Groveland Park Add
Plat Volume/Page:	8 / 36
Lot:	POR
Block:	2
Census Tract/Block:	024601 / 3001
Waterfront:	
Waterfront Access Rights:	false
Frontage Feet:	
Levy Code:	1031
Levy Rate:	6.5438 (2025)
Total Value:	\$2,549,000.00 (2025)
Total Land Value:	\$1,549,000.00
Total Impr Value:	\$1,000,000.00
Taxable Value:	\$2,549,000.00



### Tax Information

Tax Year	Annual Tax
2025	\$16,699.55
2024	\$16,489.26
2023	\$16,432.33

### Legal

GROVELAND PARK ADD LOT B MERCER ISLAND SHORT PLAT NO 79-03-09 REC NO 7911260615 SD PLAT DAF - LOTS 4 THRU 8 & POR VAC BORDER ST ADJ LESS W 30 FT OF N 15 FT THOF TGW LOTS 23 THRU 27 & TGW N 30 FT OF VAC BONNEY ST EXTND FR W LN OF LOT 23 PROD S & WLY LN OF W MERCER WAY

### Land

Land Use:	2 - Single Family(Res Use/Zone)	Zoning:	Mercer Island-R-15 - Single Family	Map Grid:	596-A6
Sewer:	PUBLIC	View:	Territorial:Lake Washington	Water:	PUBLIC
Watershed:	1711001204 - Lower Sammamish River	Neighborhood:	34-6	Recreation:	
School District:	Mercer Island	Primary School:	Island Park Elementary	Middle School:	Islander Middle School
High School:	Mercer Island High School				

### Improvement

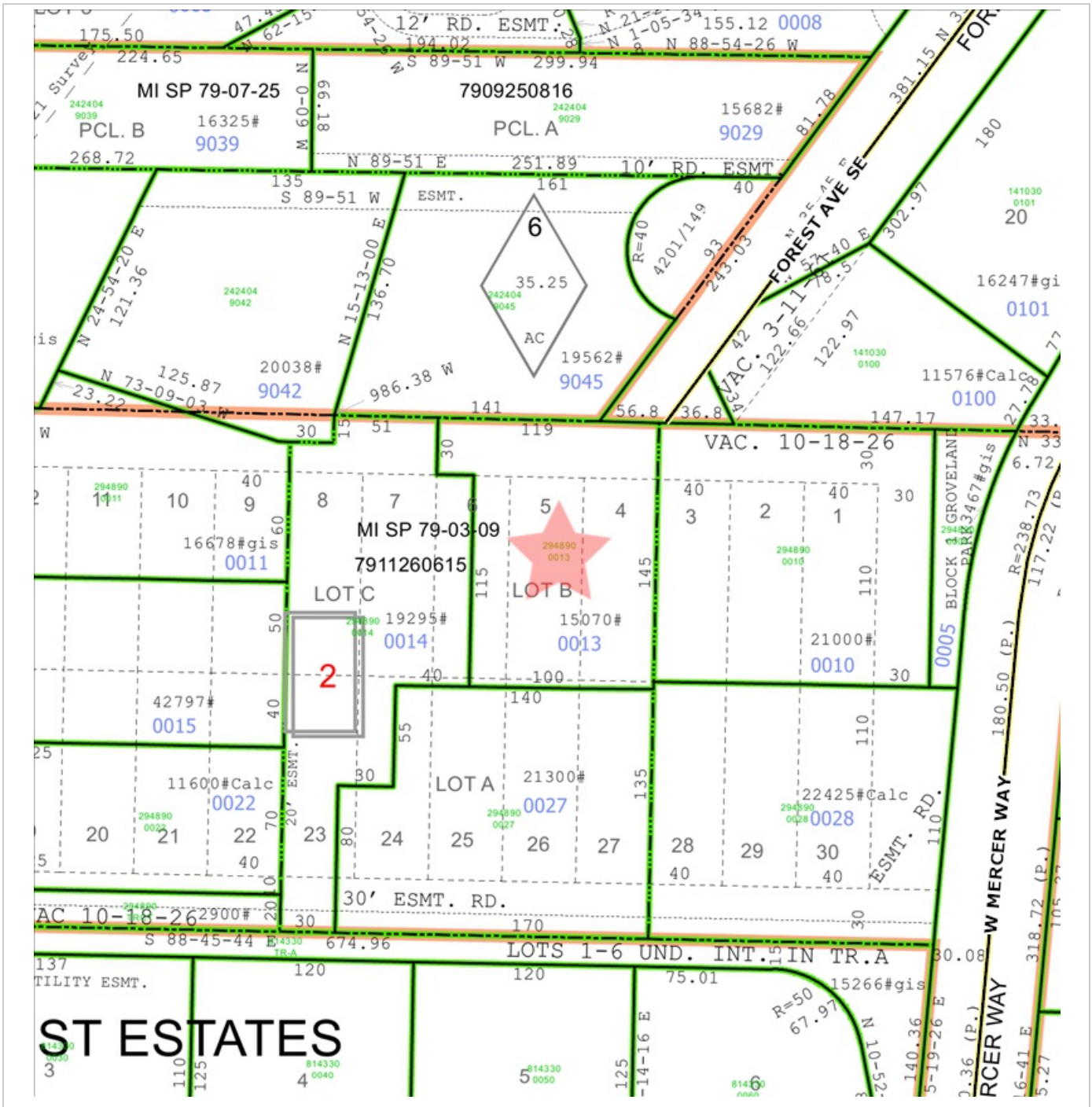
Year Built:	1981	Total Units:	1	Building Name:	
Stories:	2	Bedrooms:	4	Bathrooms:	3.25
Full Baths:	2	3/4 Baths:	1	Half Baths:	1
Fin SqFt:	3,260	Bsmt Fin/Unfin:	670 / 0	Basement Desc:	Daylight, FinGrade 9
Buildings:	1	Condition:	Good	Fireplace:	4
Garage SqFt:	670	Carport SqFt:		Heat:	Electricity - Heat Pump
Deck SqFt:	870	Porch SqFt:		Patio SqFt:	240

**Transfer Information**

Rec. Date: 06/30/2023	Sale Price: \$3,055,000.00	Doc Num: 2023063000003 0	Doc Type: Warranty Deed
Owner: Gregory Kicska		Grantor: WEISS PETER D	
Orig. Loan Amt:		Title Co: CHICAGO TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



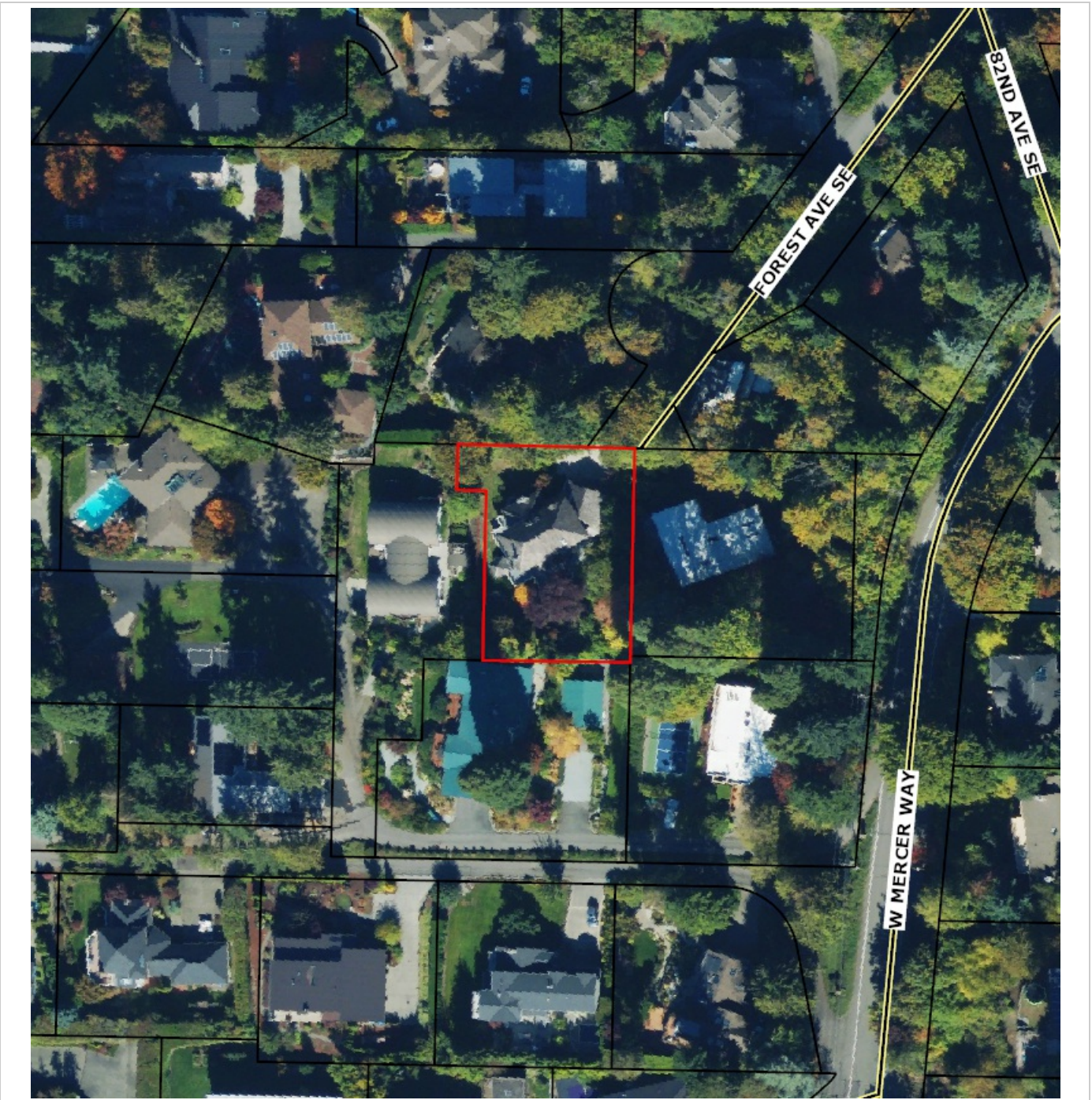
First American Title

Parcel ID: 2948900013

Site Address: 5331 Forest Ave SE

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



*First American Title*

**Parcel ID: 2948900013**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

# Exhibit A

LOT B OF MERCER ISLAND SHORT PLAT NO. MI-79-03-09, RECORDED UNDER RECORDING NO. 7911260615, BEING A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23 THROUGH 27, BLOCK 2, AND PORTION OF VACATED BORDER STREET AND OF VACATED ANDERSON STREET, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Parcel number: 2948900013

Address: 5331 Forest Ave SE, Mercer Island, WA 98040

**DISCLAIMER:** The information provided today is deemed reliable but not guaranteed. First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.

Instrument Number: 20230630000030 Document:WD Rec: S207.50 Page-1 of 5  
Excise Docs: 3243790 Selling Price: \$3,055,000.00 Tax Amount: \$76,005.00 Record Date:6/30/2023 8:14 AM  
Electronically Recorded King County, WA

**When recorded return to:**  
Gregory Kicska and Kathleen Lin  
5257 Forest Ave SE  
Mercer Island, WA 98040

**Insured by Chicago Title**  
0255067-ETU-NT

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 0255067-ETU

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter D. Weiss and Robin J. Weiss, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Gregory Kicska and Kathleen Lin, a married couple

the following described real estate, situated in the County of King, State of Washington:  
LOT B OF MERCER ISLAND SHORT PLAT NO. MI-79-03-09, RECORDED UNDER  
RECORDING NO. 7911280615, BEING A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23  
THROUGH 27, BLOCK 2, AND PORTION OF VACATED BORDER STREET AND OF VACATED  
ANDERSON STREET, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 294890-0013-07

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-2 of 5  
Record Date:6/30/2023 8:14 AM King County, WA

**STATUTORY WARRANTY DEED**

(continued)

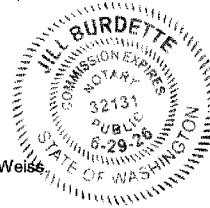
Dated: 6/26/23

Peter D. Weiss  
Peter D. Weiss

\_\_\_\_\_  
Robin J. Weiss

State of Washington  
County of King  
This record was acknowledged before me on 6/26/23 by Peter D. Weiss.

Jill Burdette  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 04/29/2026



State of \_\_\_\_\_  
County of \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_ by Robin J. Weiss.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-3 of 5  
Record Date:6/30/2023 8:14 AM King County, WA

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6/26/23

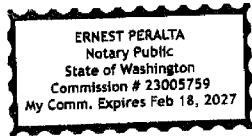
\_\_\_\_\_  
Peter D. Weiss  
*Robin J. Weiss*  
\_\_\_\_\_  
Robin J. Weiss

State of \_\_\_\_\_  
County of \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_ by Peter D. Weiss.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of WA  
County of KING  
This record was acknowledged before me on 06/26/2023 by Robin J. Weiss.

*Ernest Peralta*  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: FEB 18, 2027



Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-4 of 5  
 Record Date:6/30/2023 8:14 AM King County, WA

**EXHIBIT "A"**  
 Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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 Groveland Park:  
 Recording No: 94074
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 Short Plat No. MI-79-03-09:  
 Recording No: 7911260815
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: 20170830900011
4. Side Sewer Easement  
 Recording Date: October 7, 1987  
 Recording No.: 6244454  
 Width: 4 feet  
 Affects: An undisclosed portion of said Land along the line as constructed  
 Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.
5. Drainage Covenant and the terms and conditions thereof:  
 Recording Date: March 4, 1980  
 Recording No.: 8003040183
6. 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 Massachusetts Corporation  
 Purpose: Electric transmission and distribution line  
 Recording Date: December 31, 1940  
 Recording No.: 3138760  
 Affects: Along line as constructed
7. Notice of Additional Tap or Connection Charges and the terms and conditions thereof:  
 Recording Date: December 6, 1977  
 Recording No.: 7712060812
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-5 of 5  
Record Date:6/30/2023 8:14 AM King County, WA

**EXHIBIT "A"**

Exceptions  
(continued)

9. City, county or local improvement district assessments, if any.