

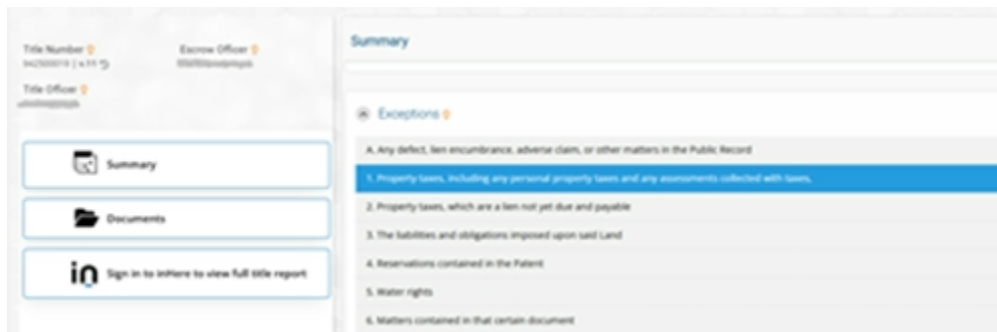
Guarantee

File No.: 0303554-ETU

Property Address: 5419 96th Avenue Southeast Mercer Island,
WA 98040 END OF SCHEDULE B

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0303554-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Ali Alpay and Melike Alpay, a married couple

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: eastsidetitle@ctt.com		

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.05

Effective Date: December 17, 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:](#)

Ali Alpay and Melike Alpay, 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): 143870-0110-02

LOT 11, CAY HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70 OF PLATS, PAGES 95 AND 96, RECORDS OF KING COUNTY, 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 Cay Hills:

[Recording No:](#) [5473100](#)

2. 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:](#) September 7, 1962

[Recording No.:](#) [5476633](#)

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

[Granted to:](#) Puget Sound Power & Light Company

[Purpose:](#) Utilities

[Recording Date:](#) October 23, 1962

[Recording No.:](#) [5496503](#)

[Affects:](#) Reference is hereby made to document for full particulars

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

[Granted to:](#) Pacific Northwest Bell Telephone Company

[Purpose:](#) Utilities

[Recording Date:](#) October 26, 1962

[Recording No.:](#) [5498347](#)

[Affects:](#) Reference is hereby made to document for full particulars

5. Easements and Exceptions contained in Deed and the terms and conditions thereof:

[Recording Date:](#) February 6, 1963

[Recording No.:](#) [5540798](#)

SCHEDULE B
(continued)

6. 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 and appurtenances
Recording Date: November 25, 1964
[Recording No.:](#) [5815833](#)
Affects: Reference is hereby made to document for full particulars

7. 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
Recording Date: May 6, 1965
[Recording No.:](#) [5875585](#)
Affects: Reference is hereby made to document for full particulars

8. Notice of Additional Tap or Connection Charges and the terms and conditions thereof:

Recording Date: December 6, 1977
[Recording No.:](#) [7712060812](#)

9. Memorandum of Understanding and the terms and conditions thereof:

Recording Date: February 2, 1996
[Recording No.:](#) [9602021145](#)

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 8, 2003
[Recording No.:](#) [20031008900001](#)

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

[Recording No.:](#) [20130808000095](#)
[Recording No.:](#) [20140421001049](#)

12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 21, 2025
[Recording No.:](#) [20251121900007](#)

SCHEDULE B

(continued)

13. 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 No.: 143870-0110-02
 Levy Code: 1031
 Assessed Value-Land: \$1,539,000.00
 Assessed Value-Improvements: \$923,000.00

General and Special Taxes:

Billed: \$16,130.26
 Paid: \$16,130.26
 Unpaid: \$0.00

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

Amount: \$2,063,750.00
 Dated: June 4, 2025
 Trustor/Grantor: Ali Alpay and Melike Alpay, a married couple
 Trustee: First American Title Insurance Company
 Beneficiary: Bank of America, N.A.
 Recording Date: June 5, 2025
 Recording No.: [20250605000232](#)

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:

Lot(s): 11 Cay Hills; Vol. 70/95 Tax/Map ID(s):
 Tax Account No.: 143870-0110-02

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

5419 96th Avenue Southeast
 Mercer Island, WA 98040

END OF SCHEDULE B

