

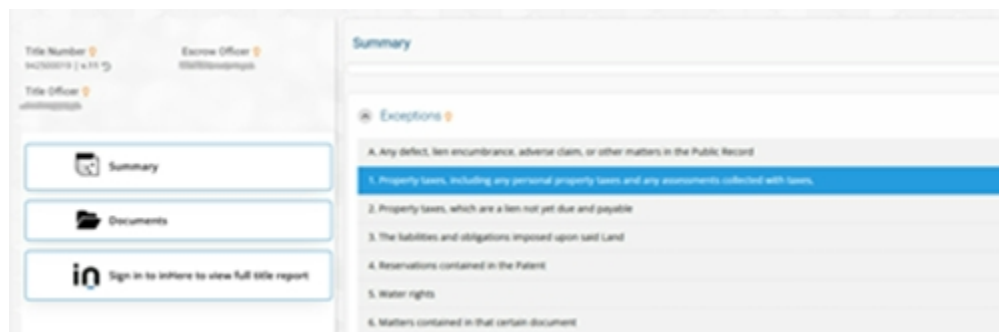
Guarantee

File No.: 0280227-ETU

Property Address: 2816 68th Ave SE 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:

0280227-ETU - SECOND

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Terrane

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

CHICAGO TITLE INSURANCE COMPANY

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	\$35.70

Effective Date: January 14, 2026 at 12:00 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:](#)

Sanjiv R. Parikh and Nandita S. Parikh, Trustees, or their successors in interest, of the Sanjiv and Nandita Parikh Living Trust dated August 9, 2018, and any amendments thereto

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): 509330-1000-09

LOTS 7, 8, 9, 10 AND 11 IN BLOCK 6 OF MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON.

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 Maple Grove Park Subdivision of East Seattle:

[Recording No:](#) [94075](#)

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

Granted to: Mercer Island Sewer District
Purpose: Install, maintain, replace, repair and operate a sewer pipeline
Recording Date: November 9, 1955
[Recording No.:](#) [4635696](#)
Affects: Southerly 5 feet of said premises and other property

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

Granted to: Mercer Island Sewer District
Purpose: Install, maintain, replace, repair and operate a sewer pipeline
Recording Date: November 9, 1955
[Recording No.:](#) [4635697](#)
Affects: Southerly 5 feet and Northerly 5 feet of said premises and other property

4. Notice of additional tap or connection charges, and the terms and conditions thereof:

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

5. Agreement, and the terms and conditions thereof:

[Recording Date:](#) December 16, 2002
[Recording No.:](#) [20021216001767](#)

For said instrument, amended easement agreement has been recorded under [recording no.: 20040903001878](#).

SCHEDULE B
(continued)

6. Indemnification and hold harmless agreement, and the terms and conditions thereof:
- Recording Date: October 25, 2004
[Recording No.:](#) [20041025000225](#)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Storm drainage/sewer pipe
Recording Date: February 1, 2013
[Recording No.:](#) [20130201000497](#)
Affects: Portion of said premises
8. 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.:](#) [509330-1000-09](#)
Levy Code: 1031
Assessed Value-Land: \$2,072,000.00
Assessed Value-Improvements: \$769,000.00
- General and Special Taxes:
- | | |
|---------|-------------|
| Billed: | \$18,610.34 |
| Paid: | \$18,610.34 |
| Unpaid: | \$0.00 |
9. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.
10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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:

LTS 7, 8, 9, 10 AND 11, BLK 6, MAPLE GROVE PARK SUBDIV OF EAST SEATTLE
[Tax Account No.:](#) [509330-1000-09](#)

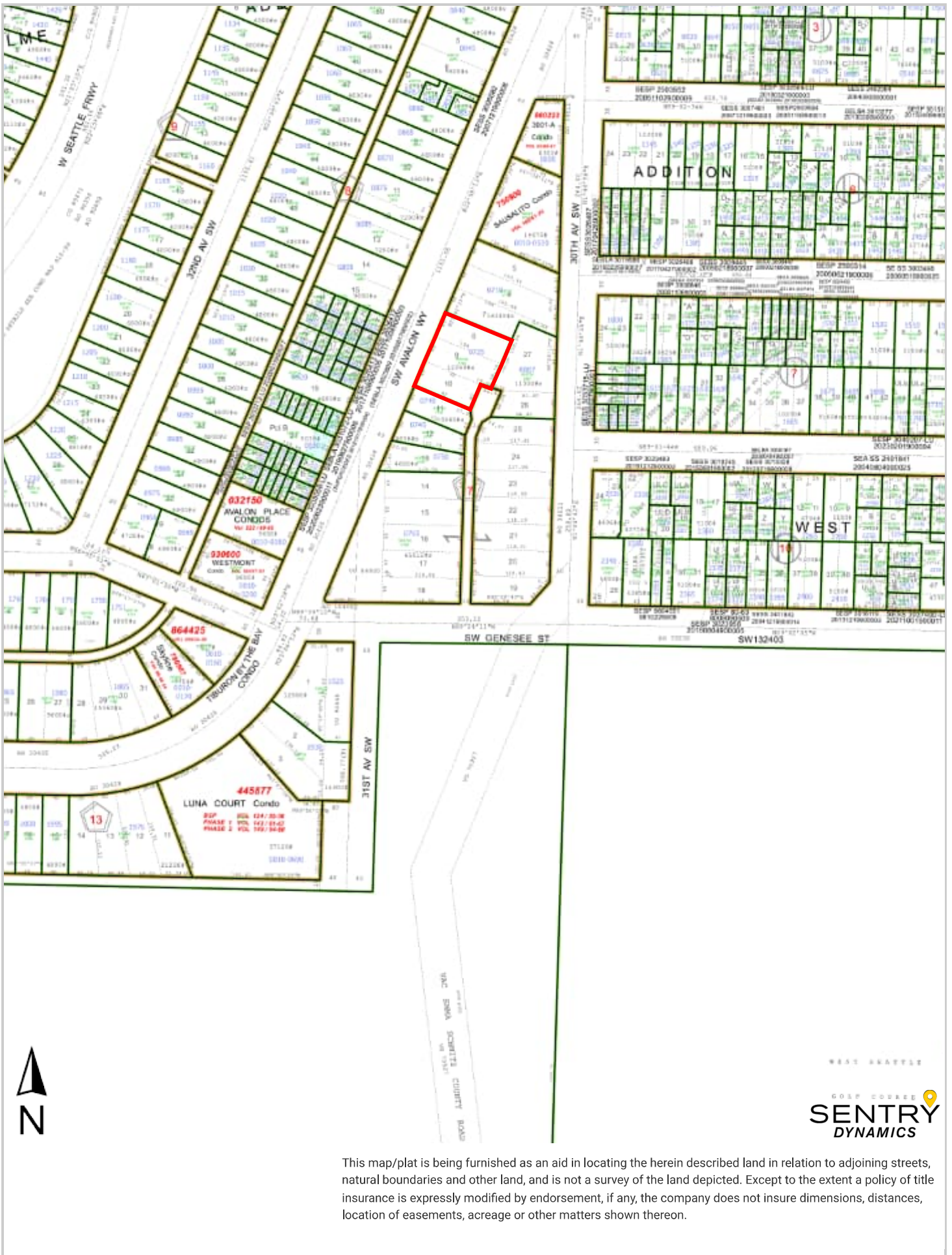
SCHEDULE B
(continued)

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

2816 68th 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.



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.