

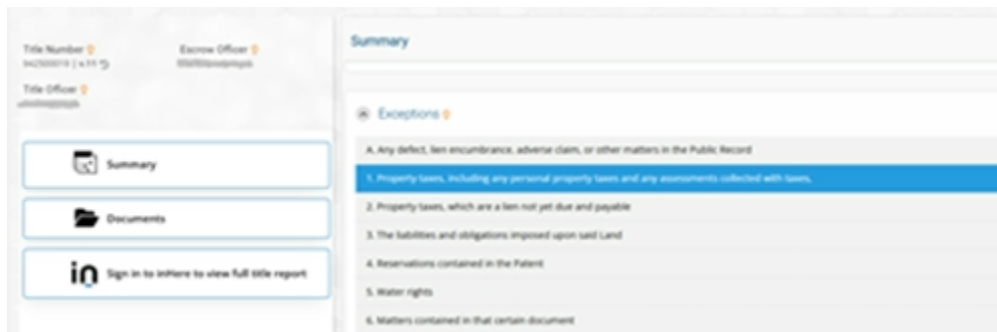
Guarantee

File No.: 0310745-etu

Property Address: 4751 Fernridge Ln Mercer Island, WA 98040
END OF SCHEDULE B

Title Officer: Eastside Title Unit

Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

[Click to view custom titleLOOK®](#)

The logo for inHere, featuring the word 'inHere' in a bold, sans-serif font. The 'i' is lowercase and blue, while 'nHere' is uppercase and black. A small registered trademark symbol (®) is located to the upper right of the 'e'.

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0310745-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Keith Pleas

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: April 17, 2026 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:](#)

Keith R. Pleas and Georgina Pleas, who also appears of records as Georgina San Pedro Pleas, husband and wife

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): 252400-0100-02

LOT 10, AS DELINEATED ON SURVEY ENTITLED "REVISED PLAT OF FERN RIDGE", RECORDED UNDER [RECORDING NUMBER 7911089001](#), AS APPROVED UNDER FILE NUMBER MI 79-11-39 BY THE CITY OF MERCER ISLAND, A MUNICIPAL CORPORATION, AND RECORDED UNDER [RECORDING NUMBER 7911080993](#), BEING A PORTION OF THE PLAT OF FERN RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 102 OF PLATS, PAGES 88 AND 89, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACTS A, B, C AND D OF FERN RIDGE IN COMMON WITH THE OTHER OWNERS OF LOTS WITHIN THE SAID FERN RIDGE PLAT.

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 Fern Ridge:

[Recording No: 7705130758](#)

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 City of Mercer Island File No. MI-79-11-38:

[Recording No: 7911080993](#)

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 Revision to the Plat of Fern Ridge:

[Recording No: 7911089001](#)

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
Purpose: Electric Transmission and/or distribution system
Recording Date: September 15, 1941

[Recording No.:](#) [3190573](#)

Affects: An undisclosed portion of said premises and other property as now located or as my be relocated by mutual consent

SCHEDULE B

(continued)

5. Covenants, conditions, restrictions and easements 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: October 31, 1979

[Recording No.: 7910311133](#)Said instrument revokes the declaration of restrictions recorded under [Recording No. 7705090760](#).

6. Agreement and the terms and conditions thereof:

Executed by: John J. and Emma L. Bonica, his wife and Cygnet Management LTD.

Recording Date: October 13, 1978

[Recording No.: 7810130789](#)

Regarding: Construction and operation of a storm drainage system, an easement for which was granted over adjoining property

Said Agreement has been modified by supplemental agreements recorded under [Recording No. 7907100961](#) and Recording No. 8005140571.

7. Indemnification and Hold Harmless Agreement, and the terms and conditions thereof:

Executed by: Keith & Georgina Pleas

Recording Date: December 10, 2008

[Recording No.: 20081210000699](#)

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:	2026
Tax Account No.:	252400-0100-02
Levy Code:	1031
Assessed Value-Land:	\$1,339,000.00
Assessed Value-Improvements:	\$943,000.00

General and Special Taxes:

Billed: \$14,879.44

Paid: \$0.00

Unpaid: \$14,879.44

SCHEDULE B

(continued)

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

Amount: \$736,850.00
Dated: February 1, 2021
Trustor/Grantor: Keith R. Pleas and Georgina Pleas, husband and wife
Trustee: Fidelity National Title Company of Washington, Inc.
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for DAS Acquisition Company, LLC
Loan No.: NWXSW122700956
Recording Date: February 5, 2021
[Recording No.:](#) [20210205001805](#)

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 10, SURVEY, [REC NO. 7911089001](#), TGW AN UNDIVIDED INT IN TRACTS A-D, FERN RIDGE
Tax Account No.: 252400-0100-02

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

4751 Fernridge Ln
Mercer Island, WA 98040

END OF SCHEDULE B

