

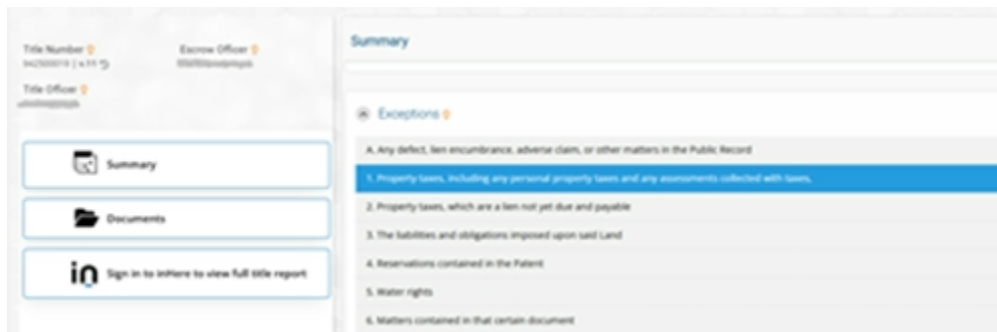
Guarantee

File No.: 0289402-ETU

Property Address: 5336 Butterworth Road Mercer Island, WA
98040 END OF SCHEDULE B

Title Officer: Eastside Title Unit

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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:

0289402-ETU - SECOND

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

John M. Anderson and Nikkole B. Anderson, husband and wife; and 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: April 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:](#)

John M. Anderson and Nikkole B. Anderson, 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\(s\): 866140-0050-04](#)

LOT 5, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-FOURTH INTEREST IN TRACT A OF SAID ADDITION.

AND TOGETHER WITH AN EASEMENT FOR PRIVATE ACCESS AND UTILITIES OVER THE REMAINING THREE-FOURTHS INTEREST IN SAID TRACT A.

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS ESTABLISHED BY INSTRUMENT RECORDED UNDER [RECORDING NUMBER 9609110173](#).

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.

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
[Recording No.: 1579699](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: King County
Recording Date: July 23, 1947
[Recording No.: 3707212](#)

3. Boundary Line Agreement and the terms and conditions thereof:

Recording Date: December 8, 1955
[Recording No.: 4644177](#)

4. Easement disclosed by Deed and the terms and conditions thereof:

Recording Date: August 29, 1963
[Recording No.: 5630874](#)

5. 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: June 19, 1964
[Recording No.: 5750958](#)
Affects: Reference is hereby made to document for full particulars

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: Utilities
Recording Date: July 8, 1964
[Recording No.:](#) [5758750](#)
Affects: Reference is hereby made to document for full particulars

7. Declaration of Easements and the terms and conditions thereof:

Recording Date: April 23, 1965
[Recording No.:](#) [5870467](#)

8. 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 Tonja Estates:

[Recording No.:](#) [5877563](#)

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

Granted to: Mercer Island Sewer District
Purpose: Utilities
Recording Date: May 12, 1965
[Recording No.:](#) [5878038](#)
Affects: Reference is hereby made to document for full particulars

10. Reservations and Exceptions contained in Deed and the terms and conditions thereof:

Recording Date: January 3, 1968
[Recording No.:](#) [6285735](#)

11. Easement Agreement and the terms and conditions thereof:

Recording Date: September 11, 1996
[Recording No.:](#) [9609110173](#)

12. Maintenance Agreement and the terms and conditions thereof:

Recording Date: August 13, 2001
[Recording No.:](#) [20010813000448](#)

13. Easement Agreement and the terms and conditions thereof:

Recording Date: August 15, 2002
[Recording No.:](#) [20020815001275](#)
Affects: Tract A

SCHEDULE B
(continued)

14. Matters disclosed by unrecorded survey by M.W. Marshall dated February 17, 1999, as Job No. 2004-A, as follows:
- Encroachment of deck/walk onto property adjoining to the North; Underground drain crossing the subject property from the West and to Lake Washington, possible impairment by reason of location of existing house and carport; and ponds and water way crossing property from the West and to Lake Washington and the encroachment of said pond/waterway onto the property adjoining to the North.
15. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
16. Question of location of lateral boundaries of said second class tidelands or shorelands.
17. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
18. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
19. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
20. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
21. 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 |
| <u>Tax Account No.:</u> | <u>866140-0050-04</u> |
| Levy Code: | 1031 |
| Assessed Value-Land: | \$4,795,000.00 |
| Assessed Value-Improvements: | \$2,895,000.00 |
| General and Special Taxes: | |
| Billed: | \$50,090.45 |
| Paid: | \$0.00 |
| Unpaid: | \$50,090.45 |
22. 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.
23. Any rights, interests, or claims of parties in possession of the Land not shown by the public records.

NOTES:

SCHEDULE B
(continued)

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:

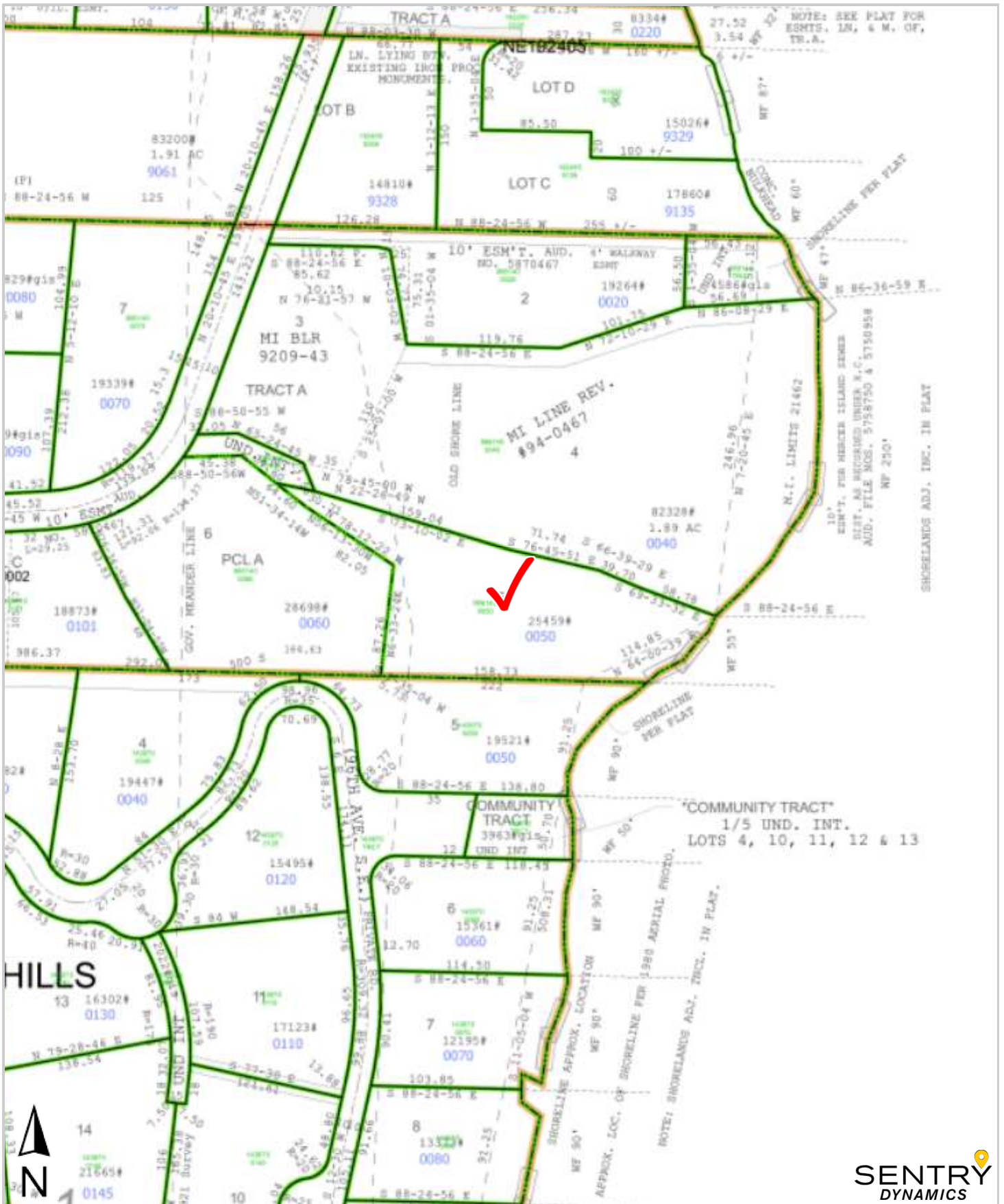
Lot(s): 5 Unit(S): Tonja Estates; Vol. 77/64
[Tax Account No.: 866140-0050-04](#)

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

5336 Butterworth Road
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.

