CHICAGO TITLE

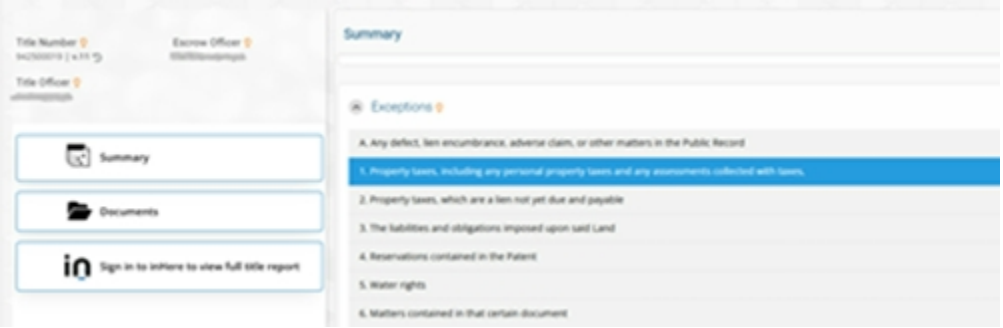
Chicago Title

Guarantee

File No.: 0302703-etu
Property Address: 3975 99th Ave SE Mercer Island, WA 98040 END OF

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0302703-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Stroum Jewish Community Center

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 Insurance Company

By:

Michael J. Nolan, President

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

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	$35.70

Effective Date: December 3, 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:

Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington non-profit corporation

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

LOT A OF CITY OF MERCER ISLAND SHORT PLAT MI-85-02-02, ACCORDING TO THE SURVEY RECORDED UNDER RECORDING NO. 8504089001, 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.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

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

   Purpose: Water pipe line
   Recording Date: June 20, 1944
   Recording No.: 3395527
   Affects: Portion of said premises

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

   Purpose: Utilities
   Recording Date: March 21, 1985
   Recording No.: 8503211027
   Affects: Portion of said premises

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 Short Plat No. MI-85-02-02:

   Recording No: 8504089001

4. Agreement to Remove Encroachment within Public Right-of-Way and the terms and conditions thereof:

   Recording Date: May 15, 1986
   Recording No.: 8605150282

5. Agreement and the terms and conditions thereof:

   Recording Date: October 5, 2001
   Recording No.: 20011005001390

6. 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.: 265550-0132-04
   Levy Code: 1031
   Assessed Value-Land: $993,000.00
   Assessed Value-Improvements: $630,000.00

   General and Special Taxes:
   Billed: $10,639.91
   Paid: $10,639.91
   Unpaid: $0.00

7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

SCHEDULE B
(continued)

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

Dated:	November 28, 2016
Trustor/Grantor:	Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington non-profit corporation
Trustee:	Chicago Title Company of Washington
Beneficiary:	Banner Bank
Recording Date:	November 30, 2016
Recording No.:	20161130001374

END OF EXCEPTIONS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: 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 A, MERCER ISLAND SP# MI-85-02-02, REC# 8504089001
Tax Account No.: 265550-0132-04

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

3975 99th Ave SE
Mercer Island, WA 98040

END OF NOTES

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.