CHICAGO TITLE

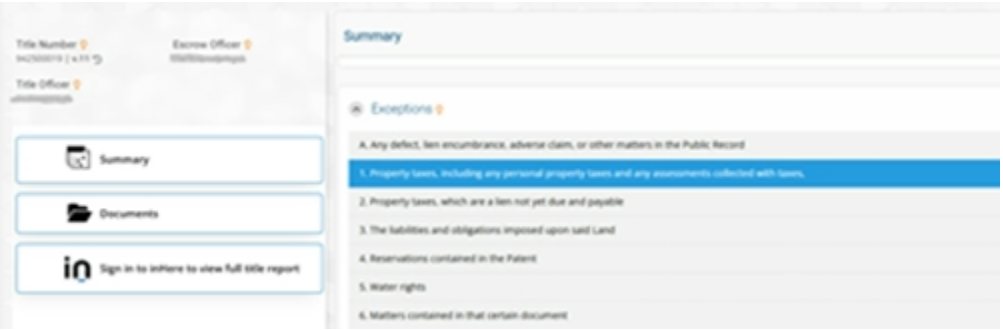
Chicago Title

# Guarantee

**File No.:** 0302706-etu
**Property Address:** 3801 E Mercer Way 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:

**0302706-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<br>Chicago Title Company of Washington<br>11900 NE 1st St., Suite 110<br>Bellevue, WA 98005<br>Main Phone: (425)646-9883<br>Email: eastsidetitle@ctt.com |

## SCHEDULE A

| Liability | Premium | Tax |
|---|---|---|
| $1,000.00 | $350.00 | $35.70 |

Effective Date: December 1, 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 nonprofit 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

PARCEL A:

LOT B OF CITY OF MERCER ISLAND LOT LINE REVISION / LOT CONSOLIDATION NO. SUB 03-004, RECORDED UNDER RECORDING NO. 20040517900010, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY KING, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF LOTS 14 AND 15, BLOCK 1, FRUITLAND ACRES TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 88°32'01" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS NOW ESTABLISED FOR A DISTANCE OF 541.57 FEET;
THENCE NORTH 1°12'29" EAST 30 FEET TO A POINT ON THE NORTH MARGIN OF SOUTHEAST 40TH STREET AS NOW ESTABLISHED, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°32'01" WEST ALONG SAID STREET MARGIN 10.23 FEET TO A POINT ON THE LOT LINE BETWEEN SAID LOTS 14 AND 15;
THENCE CONTINUING NORTH 88°32'01" WEST ALONG SAID STREET MARGIN 89.77 FEET;
THENCE NORTH 1°12'29" EAST ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 205.00 FEET;
THENCE SOUTH 88°32'01" EAST 110.00 FEET;
THENCE SOUTH 1°12'29" WEST 116.65 FEET;
THENCE SOUTH 7°40'06" WEST 88.87 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY 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: Roadway
   Recording Date: August 29, 1949
   Recording No.: 3932890
   Affects: Portion of Parcel A

2. 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: October 31, 1951
   Recording No.: 4182328
   Affects: Portion of Parcel A

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

   Granted to: Washington Natural Gas Company
   Purpose: Gas pipeline(s)
   Recording Date: May 27, 1960
   Recording No.: 5166015
   Affects: Portion of Parcel A

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

   Granted to: King County Water District No. 91
   Purpose: Water main
   Recording Date: November 17, 1967
   Recording No.: 6266843
   Affects: Portion of Parcel A

5. 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: October 22, 1968
   Recording No.: 6423888
   Affects: Portion of Parcel A

6. 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: November 7, 1980
   Recording No.: 8011070691
   Affects: Portion of Parcel A

## SCHEDULE B
(continued)

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system
Recording Date: April 29, 2004
Recording No.: 20040429001246
Affects: Portion of Parcel A

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

Granted to: City of Mercer Island
Purpose: Utilities
Recording Date: May 17, 2004
Recording No.: 20040517002727
Affects: Portion of Parcel A

9. 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 Lot Line Revision / Lot Consolidation No. SUB 03-004:

Recording No: 20040517900010

Affects: Parcel A

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

Job No.: 4727-ALTA (Job 4727-J.C.C.)
Dated: October 25, 2012
Prepared by: M.W. Marshall
Matters shown: A) Fence lines and gravel area along Easterly line do not represent lot lines and appear to encroach into the Easterly adjoiner by up to 21 feet (+/-)
B) Unrecorded access from Northerly adjoiner onto our premises
C) Fence lines along Westerly line do not represent lot lines and appear to encroach into Westerly adjoiner by up to 50 feet (+/-)
D) Landscaping appears to encroach into the right of way of S.E. 40th Street

Affects: Parcel B

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

Executed by: City of Mercer Island; and Samuel and Althea Stroum Jewish Community Center of Greater Seattle
Recording Date: August 2, 2013
Recording No.: 20130802000111
Affects: Parcel A

## SCHEDULE B
(continued)

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

| | |
|---|---|
| Granted to: | City of Mercer Island |
| Purpose: | Utilities |
| Recording Date: | September 4, 2013 |
| Recording No.: | 20130904001424 |
| Affects: | Portion of Parcel A |

13. Public and/or private rights for ingress, egress and utilities, if any, in existence or which may have been reserved under the Ordinance which vacated 99th Avenue Southeast.

Affects: Parcel A

14. The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the King County Assessor's Office or the Company for additional information.

| | |
|---|---|
| Tax Account No.: | 265550-0137-09 |
| Levy Code: | 1031 |

Note: Special taxes for surface water management and/or other special charges, paid in full:

| | |
|---|---|
| Year: | 2025 |
| Tax Account No.: | 265550-0137-09 |
| Amount Billed: | $22.22 |
| Amount Paid: | $22.22 |
| Levy Code: | 1031 |

Affects: Parcel A

15. The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the King County Assessor's Office or the Company for additional information.

| | |
|---|---|
| Tax Account No.: | 265550-0136-00 |
| Levy Code: | 1031 |

Note: Special taxes for surface water management and/or other special charges, paid in full:

| | |
|---|---|
| Year: | 2025 |
| Tax Account No.: | 265550-0136-00 |
| Amount Billed: | $18.82 |
| Amount Paid: | $18.82 |
| Levy Code: | 1031 |

Affects: Parcel B

16. 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)

17. 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.

**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:

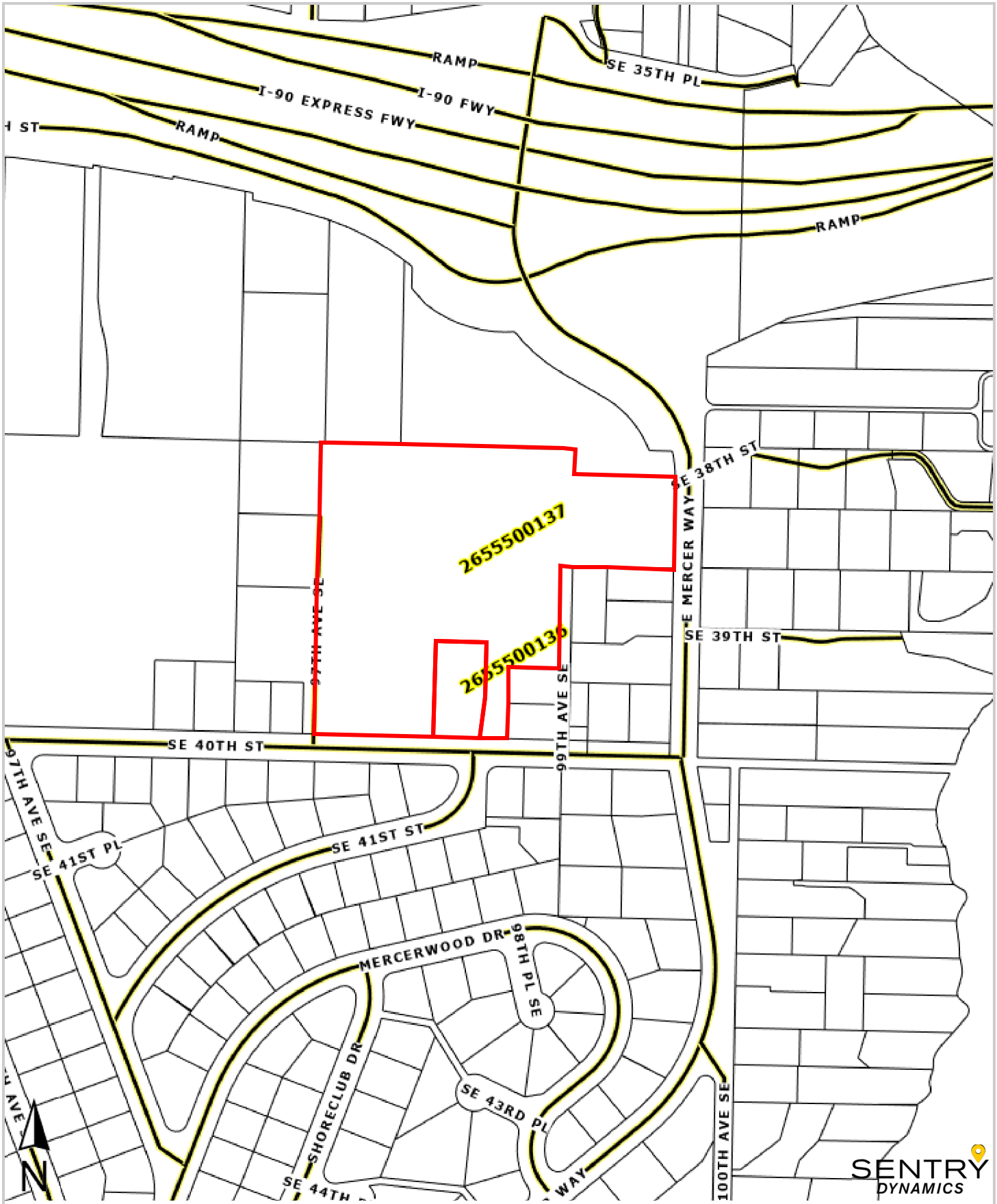
LT B, LLR/LT CONSOL# SUB 03-004, REC# 20040517900010 & PTN LTS 14 & 15, BLK 1, FRUITLAND ACRES TO SEATTLE
Tax Account No.: 265550-0137-09 and 265550-0136-00

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

3801 E Mercer Way
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.