

## Commitment for Title Insurance

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0276110-ETU

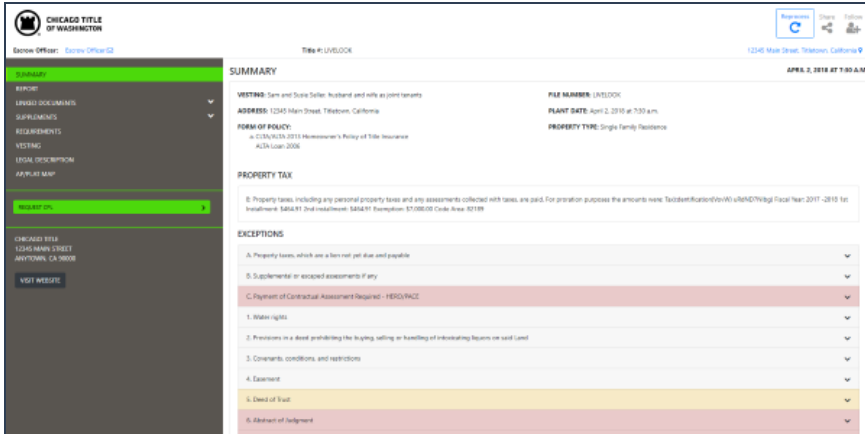
Property Address: 2451 60th Ave SE Mercer Island, WA 98040

### Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web application interface. The header includes the Chicago Title of Washington logo, a user profile for 'Estate Officer: Evelyn O'Brien', and navigation links for 'Home', 'Sign In', and 'Logout'. The main content area is titled 'Title # LIVELOOK' and shows a 'SUMMARY' section with the following details:

- VESTING:** Sam and Susie Siller, husband and wife as joint tenants
- ADDRESS:** 1245 Main Street, Tiburon, California
- FORM OF POLICY:** A-CITL/SL/ST13 Homeowner's Policy of Title Insurance ALTA Loan 2008
- FILE NUMBER:** LIVELOOK
- PLANT DATE:** April 2, 2019 at 7:59 a.m.
- PROPERTY TYPE:** Single Family Residence

Below the summary is a 'PROPERTY TAX' section with a note: 'B. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were TaxIdentificationNo(W) whenTitleIs Fical Year: 2017-2018 for Installment \$484.81 2nd installment: \$484.81 Exemption: \$7,000.00 Code Area: 92189'. The 'EXCEPTIONS' section lists several items, with 'C. Payment of Contractual Assessment Required - FERGUSON' highlighted in red, and 'D. Deed of Trust' highlighted in yellow. Other exceptions include 'A. Property taxes which are a lien not yet due and payable', 'B. Supplemental or escaped assessments if any', '1. Water rights', '2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land', '3. Covenants, conditions and restrictions', '4. Easement', and '5. Abstract of Judgment'.

**Effortless, Efficient, Compliant, and Accessible**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0276110-ETU**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Irwin Land Use Constulng, LLC

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: CTIBellevueETU@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$0.00	\$0.00

Effective Date: June 25, 2024 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:](#)

Yei A. Sun and Liping M. Sun, a married couple

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): 148330-0036-06**

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LOT B, CITY OF MERCER ISLAND SHORT PLAT NO. M.I. 96-021, ACCORDING TO THE SHORT PLAT THEREOF RECORDED JUNE 18, 1998 UNDER [RECORDING NO. 9806189005](#), 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.

**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.: 723174](#)

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Private and public easement rights and any maintenance agreements, if any, of adjacent owners over vacated streets and alleys; unrecorded, common law, public easement rights may persist despite cessation of public easement by vacation, as set forth in RCW 36.87.140.

3. Easement for the purposes shown below and rights incidental thereto as set forth in a document:

In favor of: Mercer Island Sewer District, a Municipal corporation  
Purposes: Sewer Pipelines  
Recording Date: November 9, 1955  
[Recording No.:](#) [4635678](#)  
Affects: A Strip of land 10 feet across the second class shorelands

4. Ordinance No. 501 and terms and conditions therein,

Executed by: City of Mercer Island  
Recording Date: June 4, 1981  
[Recording No.:](#) [8106040523](#)

Which among other things provides: Establishing a shoreline management master program.

Modifications and Amendments of said Shoreline Management Master Program

Dated: September 4, 2015  
File No.: 19.07.110

**SCHEDULE B**  
(continued)

5. 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 Short Plat No. M.I. 96-021, recorded in Volume 122 of Surveys, Page 176:
- [Recording No: 9806189005](#)
6. Question of location of lateral boundaries of said second class tidelands or shorelands.
7. 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.
8. 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.
9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
10. 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:                        | 2024               |
| Tax Account Number:          | 148330-0036-06     |
| Levy Code:                   | 1031               |
| Assessed Value-Land:         | \$5,050,000.00     |
| Assessed Value-Improvements: | \$3,455,000.00     |
| General and Special Taxes:   |                    |
|                              | Billed:\$58,531.41 |
|                              | Paid: \$29,265.71  |
|                              | Unpaid:\$29,265.70 |
11. City, county or local improvement district assessments, if any.
12. 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:

**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:

LT B, CITY OF MERCER ISLAND SHORT PLAT NO. MI 96-021, REC NO. 9806189005

[Tax Account No.: 148330-0036-06](#)

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

2451 60th Ave SE  
Mercer Island, WA 98040

**END OF SCHEDULE B**