

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0282134-ETU

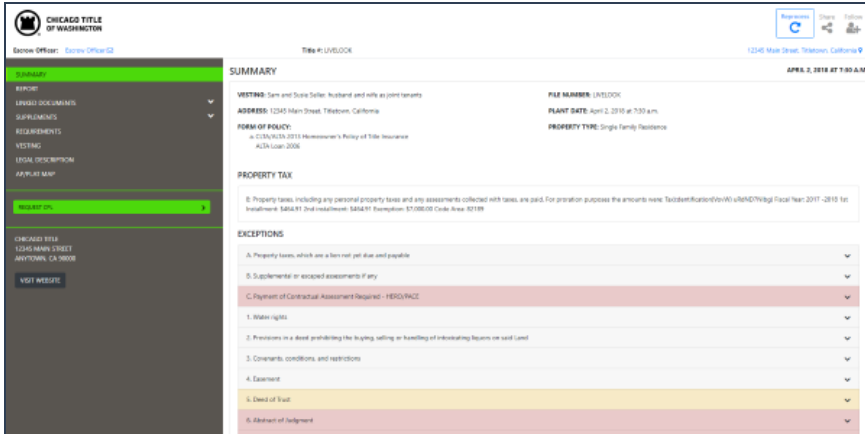
Property Address: 7250 East Mercer Way Mercer Island, WA 98040

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.

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The screenshot displays the Chicago Title LiveLOOK web application interface. The header includes the Chicago Title of Washington logo, the title "Title # LIVELOOK", and the address "1245 Main Street, Torrance, California". The date and time "APR 2, 2019 AT 1:00 A.M." are shown in the top right. The left sidebar contains navigation options: SUMMARY (highlighted), REPORT, LINDS DOCUMENTS, SUPPLEMENTS, REQUIREMENTS, VIEWING, LEGAL DESCRIPTION, and APPLICABLE MAP. The main content area is divided into sections: SUMMARY, PROPERTY TAX, and EXCEPTIONS. The SUMMARY section includes fields for VESTING (Sole and Survive Seller, Notland and with all joint tenants), ADDRESS (1245 Main Street, Torrance, California), FORM OF POLICY (A-CITL/SL/S/STL Homeowner's Policy of Title Insurance ALTA Loan 2006), FILE NUMBER (LIVELOOK), PLANT DATE (April 2, 2019 at 7:59 a.m.), and PROPERTY TYPE (Single Family Residence). The PROPERTY TAX section states: "B. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were TaxIdentificationNo(W) when/Thru Fiscal Year: 2017-2018 for Installment \$484.81 2nd installment: \$484.81 Exemption: \$7,000.00 Code Area: 92189". The EXCEPTIONS section lists: A. Property taxes which are a lien not yet due and payable; B. Supplemental or escaped assessments if any; C. Payment of Contractual Assessment Required - FERGUSON; 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; 5. Deed of Trust; 6. Abstract of Judgment.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0282134-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Thomas Loeser

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	\$350.00	\$35.70

Effective Date: October 18, 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:](#)

Thomas E. Loeser and April R. Bauer, 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): 257950-0070-01

LOT 9 AND THAT PORTION OF LOT 8, BLOCK 3, FLOOD'S LAKE SIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE(S) 83, IN KING COUNTY, WASHINGTON, LYING SOUTH OF AN EAST AND WEST LINE MIDWAY BETWEEN THE NORTH AND SOUTH BOUNDARIES OF SAID LOT;

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING.

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 Flood's Lake Side Tracts:

[Recording No:](#) [819621](#)

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

Granted to: Mercer Island Sewer District
Purpose: Installation and maintenance of sewer pipeline
Recording Date: August 5, 1964
[Recording No.:](#) [5770439](#)
Affects: The south 10 foot strip of land and 10 foot strip of land across 2nd class shore lands

3. 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 line and appurtenances thereto
Recording Date: December 29, 1965
[Recording No.:](#) [5970710](#)
Affects: The west 20 feet of the south half of Lot 8

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

Purpose: Driveway
Recording Date: March 2, 1981
[Recording No.:](#) [8103020394](#)
Affects: The westerly 75 feet of the property herein described

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, a Washington corporation
Purpose: Electric transmission and/or distribution line and appurtenances thereto
Recording Date: October 27, 1982
[Recording No.:](#) [8210270262](#)
Affects: As constructed

SCHEDULE B
(continued)

6. Agreement and the terms and conditions thereof:

Between: Segalla Construction Co. Inc.
 And: The City of Mercer Island
 Recording Date: February 1, 1982
Recording No.: [8202010446](#)
 Regarding: To release, hold harmless, indemnify and defend the City of Mercer Island from loss or damages by reason of granting a permit for the construction of a single family residence

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

Recording No.: [932658](#)

8. Mutual Easement Agreement and the terms and conditions thereof:

Recording Date: August 7, 2023
Recording No.: [20230807000437](#)

9. Question of location of lateral boundaries of said second class tidelands or shorelands.

10. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

11. 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.

12. 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.

13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

14. 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:	257950-0070-01
Levy Code:	1031
Assessed Value-Land:	\$3,804,000.00
Assessed Value-Improvements:	\$3,599,000.00

General and Special Taxes:	Billed:\$50,950.06
	Paid: \$50,950.06
	Unpaid:\$0.00

SCHEDULE B

(continued)

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

Amount: \$3,054,772.00
Dated: January 27, 2021
Trustor/Grantor: Thomas E. Loeser and April R. Bauer, husband and wife
Trustee: Chicago Title Insurance Company
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Citibank, N.A.
Recording Date: February 11, 2021
[Recording No.:](#) [20210211001142](#)

16. A pending court action:

Plaintiff: Thomas Loeser and April Bauer
Defendant: Truc Hoang
County: King
Court: Superior
Case No.: 24-2-14990-2
Nature of Action: Complaint
Attorney: Dave Von Beck and Ryan C. Sobotka

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 9 & PTN LT 8, BLK 3, FLOOD'S LAKE SIDE ACRE TRACTS
[Tax Account No.:](#) [257950-0070-01](#)

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

7250 East Mercer Way
Mercer Island, WA 98040

END OF SCHEDULE B