

Commitment for Title Insurance

Title Officer: Eastside Title Unit
Email: CTIBellevueETU@ctt.com
Title No.: 0283656-ETU

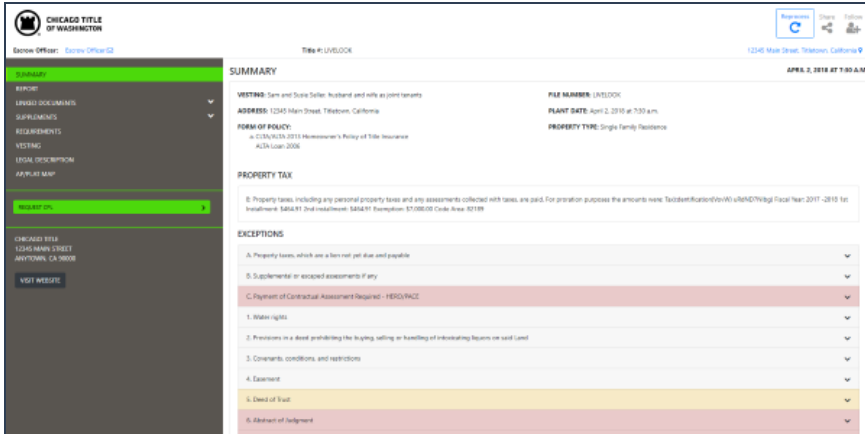
Property Address: 6211 77th Avenue Southeast Mercer Island, WA 98040

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, the title "Title # LIVELOOK", and the address "1246 Main Street, Torrance, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into several sections:

- Summary:** Includes fields for "VESTING: Sam and Susie Seller, husband and wife as joint tenants", "ADDRESS: 1246 Main Street, Torrance, California", "FORM OF POLICY: A-CITL/SL/STL Homeowner's Policy of Title Insurance ALTA Loan 2008", "FILE NUMBER: LIVELOOK", "PLANT DATE: April 2, 2019 at 7:59 a.m.", and "PROPERTY TYPE: Single Family Residence".
- PROPERTY TAX:** A section with a red background containing text about property taxes and assessments.
- EXCEPTIONS:** A list of exceptions with expandable dropdown menus, including:
 - 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 - HES/INCE
 - 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:

0283656-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Michele Weinberger Glasser and Daniel S. Glasser, a married couple

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: November 27, 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:](#)

Michele Weinberger Glasser and Daniel S. Glasser, 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): 409710-0045-01

THE NORTH 78 FEET OF THE SOUTH 624 FEET OF THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF THE WEST MARGIN OF LAKEVIEW DRIVE AS PLATTED IN LAKE VIEW HIGHLANDS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT 8, LAKE VIEW HIGHLANDS WATERFRONT TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING SAID PREMISES.

SCHEDULE B**GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

GENERAL EXCEPTIONS

1. 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: November 12, 1964
[Recording No.:](#) [5810619](#)
Affects: Reference is hereby made to document for full particulars

2. 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 Lake View Highlands Waterfront Tracts Unrecorded:

3. Certificate of Change and the terms and conditions thereof:

Recording Date: May 9, 2016
[Recording No.:](#) [20160509000170](#)

The present ownership or any other matters affecting said water right are not shown herein.

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

Recording Date: October 18, 2018
[Recording No.:](#) [20181018900020](#)

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

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

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.

SCHEDULE B
(continued)

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 No.: [409710-0045-01](#)
 Levy Code: 1031
 Assessed Value-Land: \$3,970,000.00
 Assessed Value-Improvements: \$2,905,000.00

General and Special Taxes:

Billed: \$47,317.47
 Paid: \$47,317.47
 Unpaid: \$0.00

11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$3,995,000.00
 Dated: November 16, 2021
 Trustor/Grantor: Daniel S. Glasser and Michele Weinberger Glasser, a married couple
 Trustee: Chicago Title Insurance Company
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Morgan Stanley Private Bank, National Association
 Recording Date: November 22, 2021
Recording No.: [20211122001119](#)

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:

Lot(s): Ptn. Govt. Lot 4 Sect. 24, T24N, R4E, W.M.; aka Lot 8, Lakeview Highlands Unrec.
Tax Account No.: [409710-0045-01](#)

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

6211 77th Avenue Southeast
 Mercer Island, WA 98040

END OF SCHEDULE B