

## Commitment for Title Insurance

Fidelity National Title  
3500 188th St. SW, Suite 300  
Lynnwood, WA 98037  
Phone: (425)771-3031

Title Officer: Bill Fisher / Paula Luxmore / Brenda McCoy  
Email: Unit2@fnf.com  
Phone: (425)771-3031  
File No.: 611343129

Property Address: 8097 W 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.

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**SUBDIVISION**

Issued By:



**Fidelity National Title**  
Insurance Company

Guarantee/Certificate Number:

**611343129**

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

**GUARANTEES**

Debra Buxton

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.

**Fidelity National Title Company of Washington, Inc.**  
3500 188th St. SW, Suite 300  
Lynnwood, WA 98037

**Fidelity National Title Insurance Company**

By:

Michael J. Nolan, President

Countersigned By:

Michele Millsap  
Authorized Officer or Agent



Attest:

Marjorie Nemzura, Secretary

| ISSUING OFFICE:   |
|---|
| Title Officer: Bill Fisher / Paula Luxmore / Brenda McCoy<br>Fidelity National Title Company of Washington, Inc.<br>3500 188th St. SW, Suite 300<br>Lynnwood, WA 98037<br>Phone: (425)771-3031<br>Main Phone: (425)771-3031<br>Email: Unit2@fnf.com |

**SCHEDULE A**

| Liability  | Premium  | Tax     |
|------------|----------|---------|
| \$1,000.00 | \$350.00 | \$37.10 |

Effective Date: July 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:](#)

Malcolm E. Buxton and Debra Buxton, 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):** [335850-0265-01](#)

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LOT B AS DELINEATED ON MERCER ISLAND BOUNDARY LINE REVISION NO. MI-85-01-01, ACCORDING TO THE SURVEY RECORDED UNDER [RECORDING NUMBER 8705219001](#) IN KING COUNTY, WASHINGTON

(BEING A PORTION OF TRACTS 463, 464, 465, 466 AND 583 OF C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 44 IN KING COUNTY, WASHINGTON, TOGETHER WITH ALL UPLANDS LYING SOUTHWESTERLY OF SAID TRACTS 463, 464, 465 AND 466 AND BETWEEN THE NORTHWESTERLY AND SOUTHEASTERLY LINES THEREOF PRODUCED SOUTHWESTERLY, AND TOGETHER WITH SHORELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO OR ABUTTING THEREON; EXCEPTING THAT PORTION OF SAID TRACT 583 AS CONVEYED TO KING COUNTY FOR MERCER ISLAND ROAD)

TOGETHER WITH A RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND VEHICULAR TURNAROUND AS ESTABLISHED BY AGREEMENT RECORDED UNDER [RECORDING NUMBER 8601100399](#) IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN SAID LOT B.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES AS ESTABLISHED BY AGREEMENT RECORDED UNDER [RECORDING NUMBER 8602140391](#).

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. 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 C.D. Hillman's Sea Shore - Lake Front Garden of Eden Addition to the City of Seattle:

[Recording No: 347987](#)

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: Sewer pipe line(s)  
Recording Date: August 20, 1964  
[Recording No.:](#) [5776705](#)  
Affects: Said of land

3. Agreement Agreement and the terms and conditions thereof:

Executed by: Donald R. Fagerholm and Margaret J. Fagerholm and Lyman A. Danforth and Venetia T. Danforth  
Recording Date: September 2, 1962  
[Recording No.:](#) [5482998](#)

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

Purpose: Electric transmission and/or distribution line  
Recording Date: February 10, 1982  
[Recording No.:](#) [8202100469](#)  
Affects: Portion of said premises

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

Purpose: Common road  
Recorded Date: January 10, 1986  
[Recording No.:](#) [8601100399](#)  
Affects: Said of Land

6. Side Sewer Easement

Recording Date: January 7, 1987  
[Recording No.:](#) [8701070658](#)  
Width: 4 feet  
Affects: An undisclosed portion of said Land along the line as constructed

**SCHEDULE B**

(continued)

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said Side Sewer by the common users.

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

Purpose: Driveway for ingress and egress  
Recording Date: January 10, 1986  
[Recording No.:](#) [8601100400](#)  
Affects: Portion of said premises

8. 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.:](#) [714962](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

9. Agreement and the terms and conditions thereof:

Executed by: Donald R. Fagerholm and Margaret J. Fagerholm and Cecil U. Evans and Alvina M. Evans  
Recording Date: January 10, 1986  
[Recording No.:](#) [8601100398](#)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 6, 1987  
[Recording No.:](#) [8705061367](#)

10. Terms and conditions of easement for ingress, egress and driveway purposes as established over adjacent property recorded :

Recording Date: February 14, 1986  
[Recording No.:](#) [8602140391](#)

11. 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 boundary/Lot Line Adjustment:

[Recording No.:](#) [8705219001](#)

**SCHEDULE B**

(continued)

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

Granted to: Puget Sound Energy, Inc  
 Purpose: Transmission, distribution and sale of electricity  
 Recording Date: October 30, 2008  
Recording No.: [20081030000378](#)  
 Affects: Said of Land

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

Recording Date: November 3, 2018  
Recording No.: [20161103000382](#)

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

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

16. 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.

17. 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.

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

19. 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:          | 335850-0265-01     |
| Levy Code:                   | 1031               |
| Assessed Value-Land:         | \$3,539,000.00     |
| Assessed Value-Improvements: | \$1,593,000.00     |
| General and Special Taxes:   | Billed:\$35,326.10 |
|                              | Paid: \$17,663.05  |
|                              | Unpaid:\$17,663.05 |

20. 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, DELINEATED ON MERCER ISLAND BOUNDARY LINE REVISION NO. MI-85-01-01, REC NO.  
8705219001

Tax Account No.: 335850-0265-01

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

8097 W Mercer Way  
Mercer Island, WA 98040

**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.

