

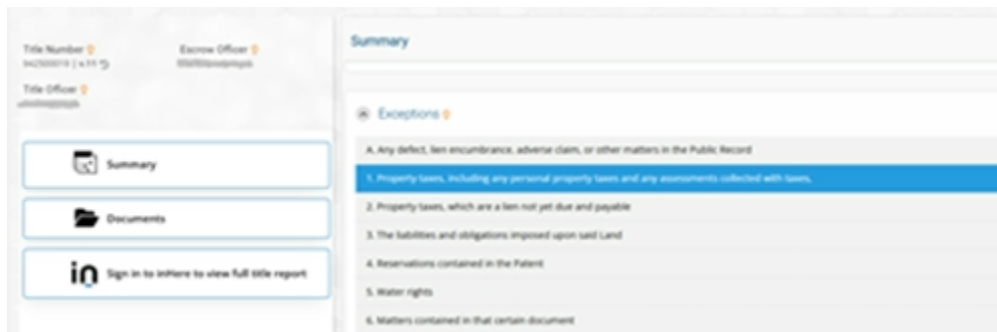
## Guarantee

**File No.:** 0302020-ETU

**Property Address:** 5233 82nd Avenue Southeast Mercer Island,  
WA 98040 END OF SCHEDULE B

**Title Officer:** Eastside Title Unit

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# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0302020-ETU**

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

## GUARANTEES

Nancy Jay Mullen, as a separate estate, as to an undivided 43.49% interest, Nancy J. Mullen, Trustee of the Mullen Marital Trust 1 under the Will of Marr P. Mullen dated January 16, 2020, as to an undivided 25% interest, and Nancy J. Mullen, Trustee of the Mullen Marital Trust 2 under the Will of Marr P. Mullen dated January 16, 2020, as to an undivided 31.51% interest; and Irwin Land Use Constuling, 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<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: November 14, 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:](#)

Nancy Jay Mullen, as a separate estate, as to an undivided 43.49% interest, Nancy J. Mullen, Trustee of the Mullen Marital Trust 1 under the Will of Marr P. Mullen dated January 16, 2020, as to an undivided 25% interest, and Nancy J. Mullen, Trustee of the Mullen Marital Trust 2 under the Will of Marr P. Mullen dated January 16, 2020, as to an undivided 31.51% interest

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): 141030-0040-08

TRACT B, MERCER ISLAND SHORT PLAT NO. 80-06-08, RECORDED UNDER RECORDING NUMBER 8007039004, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 7, 8, 9, AND 10, CARR'S LAKE SIDE ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 31 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY MARGIN OF 82ND AVENUE SOUTHEAST WITH THE NORTHERLY LINE OF THE SOUTHERLY 10 FEET OF SAID LOT 7 AS MEASURED AT RIGHT ANGLES; THENCE NORTH 89°52'08" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHERLY 10 FEET, FOR A DISTANCE OF 214.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 43°06'37" EAST 87.56 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 133.10 FEET, FOR A DISTANCE OF 39.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 60°11'12" EAST 21.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 74.03 FEET, FOR A DISTANCE OF 35.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°00'25" EAST 23.22 FEET TO SAID WESTERLY MARGIN OF 82ND AVENUE SOUTHEAST; THENCE NORTHERLY ALONG SAID WESTERLY MARGIN TO THE NORTHERLY LINE OF SAID LOT 10; THENCE NORTH 89°45'23" WEST ALONG SAID NORTHERLY LINE OF LOT 10 TO THE WESTERLY LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF SAID LOTS 10, 9, 8, AND 7 TO AN INTERSECTION WITH SAID NORTHERLY LINE OF THE SOUTHERLY 10 FEET OF SAID LOT 7; THENCE SOUTH 89°52'08" EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

TOGETHER WITH AN EASEMENT FOR LANDSCAPING PURPOSES OVER A 10 FOOT STRIP OF LAND ADJACENT TO THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 7 AND BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF SAID 82ND AVENUE SOUTHEAST.

**SCHEDULE B****GENERAL EXCEPTIONS:**

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

## GENERAL EXCEPTIONS

1. Reservations and Exceptions contained in Deed for Second Class Shorelands and the terms and conditions thereof:  
  
Recording Date: March 10, 1913  
[Recording No.:](#) [854958](#)
  
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 Carr's Lake Side Addition:  
  
[Recording No:](#) [2427397](#)
  
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: Utilities  
Recording Date: February 5, 1932  
[Recording No.:](#) [2709119](#)  
[Recording No.:](#) [2709120](#)  
[Recording No.:](#) [2709123](#)  
Affects: Reference is hereby made to document for full particulars
  
4. 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: September 17, 1964  
[Recording No.:](#) [5787766](#)  
Affects: Reference is hereby made to document for full particulars
  
5. 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: September 17, 1964  
[Recording No.:](#) [5787767](#)  
Affects: Reference is hereby made to document for full particulars

**SCHEDULE B**  
(continued)

6. 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: February 16, 1965  
[Recording No.:](#) [5844574](#)  
Affects: Reference is hereby made to document for full particulars

7. 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 Mercer Island Short Plat No. 80-06-08:

[Recording No:](#) [8007039004](#)

8. Agreement and the terms and conditions thereof:

Recording Date: May 14, 1985  
[Recording No.:](#) [8505140827](#)

9. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as disclosed in the Plat.
10. Question of location of lateral boundaries of said second class tidelands or shorelands.
11. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
12. 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.
13. 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.
14. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

**SCHEDULE B**  
(continued)

15. 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: 2025  
Tax Account No.: 141030-0040-08  
Levy Code: 1031  
Assessed Value-Land: \$6,304,000.00  
Assessed Value-Improvements: \$1,583,000.00

## General and Special Taxes:

Billed: \$51,630.53  
Paid: \$51,630.53  
Unpaid: \$0.00

16. 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:

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:

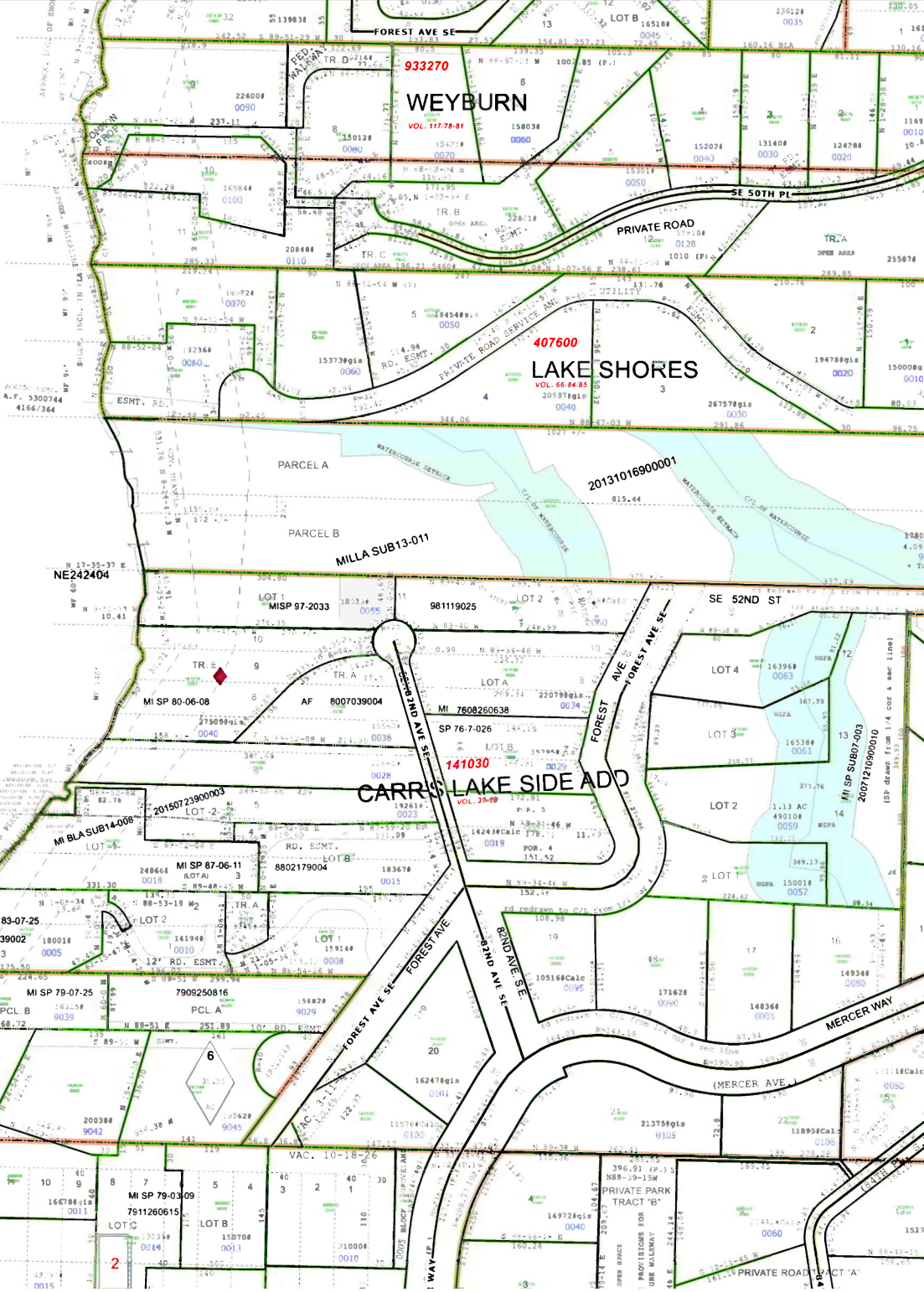
Lot(s): Tr. B Mercer Island SP #80-06-08; Rec. #8007039004  
Tax Account No.: 141030-0040-08

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

5233 82nd Avenue Southeast  
Mercer Island, WA 98040

**END OF SCHEDULE B**

LAKE WASHINGTON



Note: 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.