

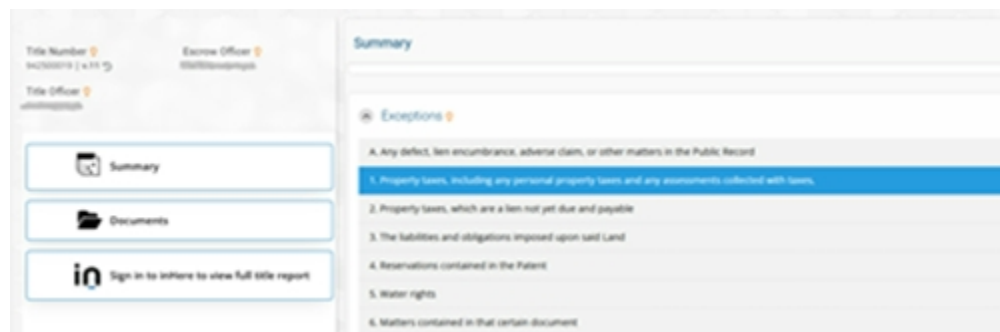
Guarantee

File No.: 0302424-etu

Property Address: 6855 W Mercer Way 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:

0302424-ETU

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Seaborn Companies

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: eastsidetitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$10,500.00	\$350.00	\$35.70

Effective Date: November 20, 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:](#)

Michael E. Morgan, Trustee of the Camp Red Trust u/a/d 08/22/2016

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):** [252404-9080-03](#)

PARCEL C-3, MERCER ISLAND LOT CONSOLIDATION NO. M.I. SUB 09-004, RECORDED DECEMBER 29, 2009, IN [VOLUME 267, PAGE 233](#), UNDER KING COUNTY [AUDITOR'S FILE NO. 20091202900012](#), SAID LOT CONSOLIDATION BEING LOT C-3, MERCER ISLAND SHORT [PLAT NO. MI-85-06-16](#), RECORDED NOVEMBER 13, 1985, IN [VOLUME 47, PAGE 91](#), UNDER KING COUNTY [AUDITOR'S FILE NO. 8511139001](#), AND LOTS A AND B, MERCER ISLAND SHORT [PLAT NUMBER MI-79-03-08](#), RECORDED NOVEMBER 13, 1979, UNDER KING COUNTY [AUDITOR'S FILE NO. 7911130595](#), RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE LANDS LYING WESTERLY OF THE COURSE SOUTH 71°20'30" WEST AND BETWEEN THE NORTHERLY AND SOUTHERLY COURSES OF SAID LOT C-3, MERCER ISLAND SHORT [PLAT NO. MI-85-06-16](#), EXTENDED WESTERLY TO THE SHORE OF LAKE WASHINGTON;

TOGETHER WITH ADJOINING SECOND CLASS SHORELANDS;

TOGETHER WITH AN UNDIVIDED 1/3 INTEREST IN TRACT "X" OF SAID MERCER ISLAND SHORT [PLAT NO. MI-85-06-16](#);

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS LOTS C-L AND C-2 OF SAID SHORT [PLAT NO. MI-85-06-16](#);

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SAID SHORT [PLAT NO. MI-79-03-08](#);

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DOCUMENTS RECORDED JUNE 16, 1949, AND JUNE 1, 1953, UNDER KING COUNTY AUDITOR'S FILE NOS. 39112929 AND 4349780, RESPECTIVELY;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS CRATED BY DOCUMENT RECORDED MAY 10, 1960, UNDER KING COUNTY [AUDITOR'S FILE NO. 5160104](#), 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.

GENERAL EXCEPTIONS

1. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Blacktop Roadway
[Recording No.:](#) [5258371](#)

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

Purpose: Utility lines, mains, pipes and equipment
Recording Date: June 15, 1961
[Recording No.:](#) [5295618](#)
Affects: Northerly portion of said premises and other property

Said instrument contains provisions for bearing the cost of maintenance, repair or reconstruction of the utilities by the users.

For said instrument, addendum to agreement for relocation of existing sewer easements, has been recorded under [recording no.: 20030603001030](#).

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

Granted to: Mercer Island Sewer District, a Municipal Corporation
Purpose: Sewer pipeline and lines
Recording Date: July 3, 1964
[Recording No.:](#) [5758712](#)
Affects: Portions of said premises and other property as described therein

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

Purpose: Side sewer
Recording Date: September 30, 1985
[Recording No.:](#) [8509301108](#)
Affects: Portions of said premises and other property as described therein

Said instrument contains provisions for bearing the cost of maintenance, repair or reconstruction of the sewer by the users.

5. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Roadway
[Recording No.:](#) [8512160580](#)

SCHEDULE B

(continued)

6. 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 Number M.I.-85-06-16:

[Recording No: 8511139001](#)

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 Survey:

[Recording No: 9206269013](#)

8. Record of Department of the Army Permit, and the terms and conditions thereof:

Recording Date: October 24, 2006

[Recording No.: 20061024000712](#)

9. Indemnification and Hold Harmless Agreement, and the terms and conditions thereof:

Recording Date: November 2, 2009

[Recording No.: 20091102000694](#)

10. 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 Lot Consolidation No. M.I. Sub 09-004:

[Recording No: 20091202900012](#)

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Transmission, distribution and sale of electricity

Recording Date: August 26, 2010

[Recording No.: 20100826000066](#)

Affects: Portion of said premises

12. Affidavit in Support of Single-Family Building Permit # 0906-140:

Recording Date: March 2, 2011

[Recording No.: 20110302000900](#)

SCHEDULE B
(continued)

13. Question of location of lateral boundaries of said second class tidelands or shorelands.
14. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
15. 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.
16. 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.
17. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
18. 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.: [252404-9080-03](#)
 Levy Code: 1031
 Assessed Value-Land: \$8,514,000.00
 Assessed Value-Improvements: \$19,145,000.00

General and Special Taxes:

Billed: \$181,015.26
 Paid: \$181,015.26
 Unpaid: \$0.00

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

Amount: \$557,268.41
 Dated: May 29, 1992
 Trustor/Grantor: Martin J. Lott and Sharon S. Lott, husband and wife
 Trustee: Dwtr & J Corp.
 Beneficiary: Seattle-First National Bank
 Recording Date: June 10, 1992
Recording No.: [9206102326](#)

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:

PARCEL C-3, MERCER ISLAND LOT CONSOLIDATION NO. M.I. SUB 09-004, REC 20091202900012
Tax Account No.: [252404-9080-03](#)

SCHEDULE B

(continued)

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

6855 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.