

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0304072-ETU

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

Premium Title Services

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
\$1,000.00	\$350.00	\$36.05

Effective Date: December 30, 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:](#)

Carl A. Bianco, an individual, as Trustee of the Carl A. Bianco Revocable Trust Agreement dated April 14, 1993

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): 810610-0120

TRACT 12, SUNNYBANK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, AT PAGE 31, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING, LYING BETWEEN THE NORTHEASTERLY PROJECTION OF THE SIDE LINES OF SAID TRACT.

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. Restrictions imposed by instrument Recorded on May 20, 1929, under [Recording Number 2537742](#), as follows:

This property shall not be used by the grantee or anyone claiming under him for a public amusement park or picnic grounds or for any similar public use.
2. 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 pipe line or lines system
Recording Date: November 4, 1959
[Recording No.:](#) [5099084](#)
Affects: Reference is hereby made to document for full particulars
3. 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 Sunnybank:

[Recording No:](#) [2239207](#)
4. Notice of Additional Tap or Connection Charges by the City of Mercer Island for water and/or sewer facilities, the amount and charges for which have been, or will be levied against said property as recorded under Kind County Recording Number 7712060812.
5. Terms and conditions of Mercer Island Zoning Ordinance No. 501, Dated February 23, 1981, and recorded under [Recording Number 8106040523](#)
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Michael Morgan and Linda Morgan; David Schuman and Paula Schuman
Purpose: Drainage line
Recording Date: February 23, 1984
[Recording No.:](#) [8402230877](#)
Affects: Reference is hereby made to document for full particulars
7. Affidavit in Support of Accessory Dwelling Unit Permit, and the terms and conditions thereof:

[Recording No.:](#) [9602220747](#)

SCHEDULE B
(continued)

8. Question of location of lateral boundaries of said second class tidelands or shorelands.
9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
10. 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.
11. 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.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. 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.:	810610-0120-09
Levy Code:	1031
Assessed Value-Land:	\$6,087,000.00
Assessed Value-Improvements:	\$5,572,000.00

General and Special Taxes:

Billed:	\$76,314.10
Paid:	\$76,314.10
Unpaid:	\$0.00

14. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.
15. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$5,850,000.00
Dated:	February 18, 2020
Trustor/Grantor:	Carl Anthony Bianco aka Carl A. Bianco, not personally but as Trustee on behalf of Carl A. Bianco Revocable Trust uad April 14, 1993 as amended and/or restated
Trustee:	U.S. Bank Trust Company, National Association
Beneficiary:	U.S. Bank National Association
Recording Date:	March 9, 2020
<u>Recording No.:</u>	<u>20200309000652</u>

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

SCHEDULE B
(continued)

16. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

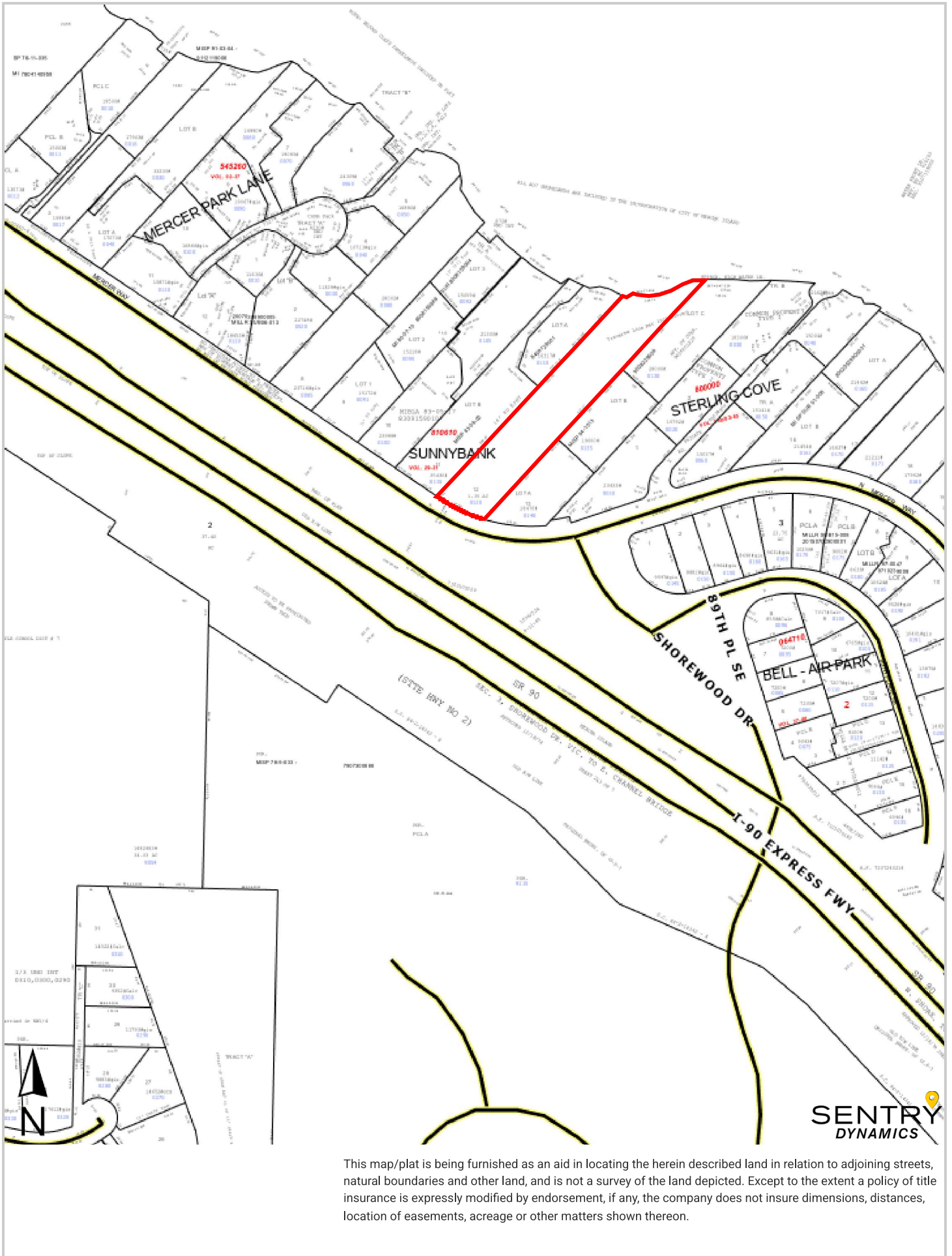
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

TRACT 12, SUNNYBANK
Tax Account No.: 810610-0120

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

8700 N 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.