

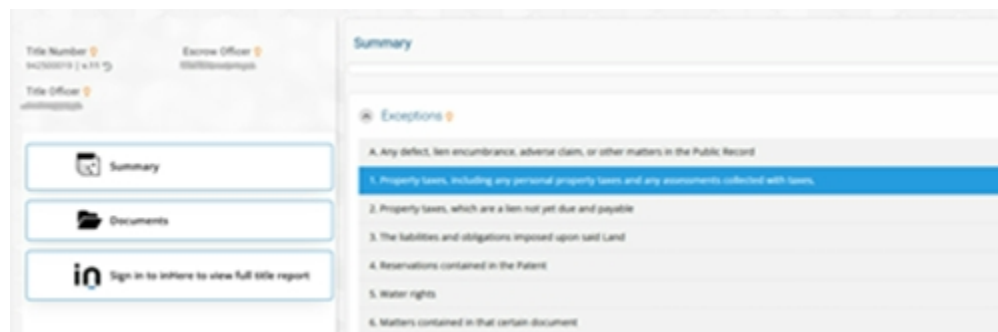
Guarantee

File No.: 0304766-ETU

Property Address: 4516 Ferncroft Rd Mercer Island, WA
98040

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0304766-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
\$1,000.00	\$350.00	\$36.05

Effective Date: January 14, 2026 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:](#)

John J. Cella and Yaeko M. Cella, Trustees of the Cella Family Trust, dated December 6, 1991

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): 004610-0503-06

THAT PORTION OF THE NORTH 70 FEET OF THE SOUTH 200 FEET OF TRACT 6, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID TRACT 6, WHICH IS NORTH 89°16'30" EAST 1125.17 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 50°04'10" EAST 55.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, A DISTANCE OF 73 FEET;
THENCE NORTH 77°57'10" EAST 33.94 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET, A DISTANCE OF 35.63 FEET;
THENCE NORTH 67°32' 10" EAST 118.74 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET A DISTANCE OF 70.67 FEET;
THENCE NORTH 17°02'40" EAST 18.54 FEET;
THENCE NORTH 89°16'30" EAST 15.75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°16'30" EAST 10.36 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.83 FEET, A DISTANCE OF 24.33 FEET;
THENCE SOUTH 70°10'12" EAST 58.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.83 FEET A DISTANCE OF 24.35 FEET;
THENCE NORTH 89° 16'30" EAST 87.94 FEET;
THENCE NORTH 00°43'30" WEST 9.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 00°43'30" EAST TO THE SOUTH LINE OF SAID NORTH 70 FEET, AND THE TERMINUS OF SAID LINE;

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING, LYING BETWEEN THE NORTH AND SOUTH LINES OF THIS TRACT PRODUCED EASTERLY;

(BEING ALSO KNOWN AS TRACT 3 OF THE UNRECORDED PLAT OF FERNCROFT);

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER ALL THOSE PORTIONS OF TRACTS 4, 5 AND 6 OF SAID ADAMS LAKE WASHINGTON TRACTS INCLUDED IN A STRIP OF LAND 30 FEET IN WIDTH LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID TRACT 6, WHICH IS NORTH 89°16'30" EAST 1125.17 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 50°04'10" EAST 55.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, A DISTANCE OF 73.00 FEET;
THENCE NORTH 77°57'10" EAST 33.94 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 35.63 FEET;
THENCE NORTH 57°32'10" EAST 118.74 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 70.67 FEET;
THENCE NORTH 17°02'40" EAST 61.99 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 59.06 FEET;
THENCE NORTH 50°53'10" EAST 221.61 FEET;

EXHIBIT "A"
Legal Description

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 59.86 FEET;

THENCE NORTH 16°35'10" EAST 138.59 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 24.09 FEET;

THENCE NORTH 02°47'10" EAST 198.95 FEET TO A TERMINUS AT THE INTERSECTION WITH A LINE WHICH IS 850 FEET NORTH FROM, MEASURED AT RIGHT ANGLES THERETO THE SOUTH LINE OF TRACT 6;

ALSO OVER THAT PORTION OF THE SOUTH 30 FEET OF SAID TRACT 6, LYING BETWEEN MERCER ISLAND BOULEVARD AND THE FOREGOING DESCRIBED STRIP OF LAND;

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS A 10 FOOT STRIP OF LAND LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING ON THE SOUTH LINE OF SAID TRACT 6, WHICH IS NORTH 89°16'30" EAST 1125.17 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 50°04'10" EAST 55.11 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, A DISTANCE OF 73 FEET;

THENCE NORTH 77°57'10" EAST 33.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 35.63 FEET;

THENCE NORTH 57°32'10" EAST 118.74 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET A DISTANCE OF 70.67 FEET;

THENCE NORTH 17°02'40" EAST 18.54 FEET;

THENCE NORTH 89°16'30" EAST 15.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°16'30" EAST 10.36 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.83 FEET, A DISTANCE OF 24.33 FEET;

THENCE SOUTH 70°10'12" EAST 58.00 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.83 FEET A DISTANCE OF 24.35 FEET;

THENCE NORTH 89°16'30" EAST 87.94 FEET TO THE TERMINUS OF SAID CENTERLINE.

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 Adams Lake Washington Tracts:

Recording No.: 312166

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document:

Recording Date: December 29, 1906

Recording No.: 449574

3. 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.: 703598

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.

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

Purpose: Road

Recording Date: August 4, 1939

Recording No.: 3057725

Affects: The Westerly 15 feet of said premises

SCHEDULE B

(continued)

5. 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: Electric transmission and/or distribution line and appurtenances and the right to trim all trees that constitute a menace or danger to the line
Recording Date: May 15, 1941
[Recording No.:](#) [3165099](#)
Affects: A portion of said premises

6. Conveyance and Assignment regarding the water system, appurtenances and reservoir for the benefit and use of the owners of said premises and other property as described in said instrument, and the terms and conditions thereof:

Recording Date: November 7, 1945
[Recording No.:](#) [3515420](#)

Said instrument amended by instruments recorded August 17, 1959 under [Recording No. 5068917](#), January 13, 1965 under [Recording No. 5832244](#), and February 5, 1965 under [Recording No. 5841160](#).

7. 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 and lines, connections and appurtenances with right of ingress and egress
Recording Date: July 8, 1964
[Recording No.:](#) [5758772](#)
Affects: A portion of said premises

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

Purpose: Ingress, egress and utilities
Recording Date: February 5, 1965
[Recording No.:](#) [5841160](#)
Affects: The Westerly 15 feet of said premises

9. 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: Electric transmission and/or distribution system and appurtenances
Recording Date: September 29, 1970
[Recording No.:](#) [6698467](#)
Affects: A portion of said premises

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 Survey:

[Recording No.:](#) [8702059013](#)

SCHEDULE B

(continued)

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 Survey:
- [Recording No:](#) [20030821900013](#)
12. 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:](#) [20030917900003](#)
13. 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:](#) [20080627900013](#)
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.

SCHEDULE B

(continued)

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:	2025
Tax Account No.:	004610-0503-06
Levy Code:	1031
Assessed Value-Land:	\$2,925,000.00
Assessed Value-Improvements:	\$1,058,000.00

General and Special Taxes:

Billed:	\$26,083.41
Paid:	\$26,083.41
Unpaid:	\$0.00

20. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.
21. City, county or local improvement district assessments, if any.
22. 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.

END OF EXCEPTIONS**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: 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:

PTN TR 6, ADAMS LAKE WASHINGTON TRS, TGW SHLDS
[Tax Account No.: 004610-0503-06](#)

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

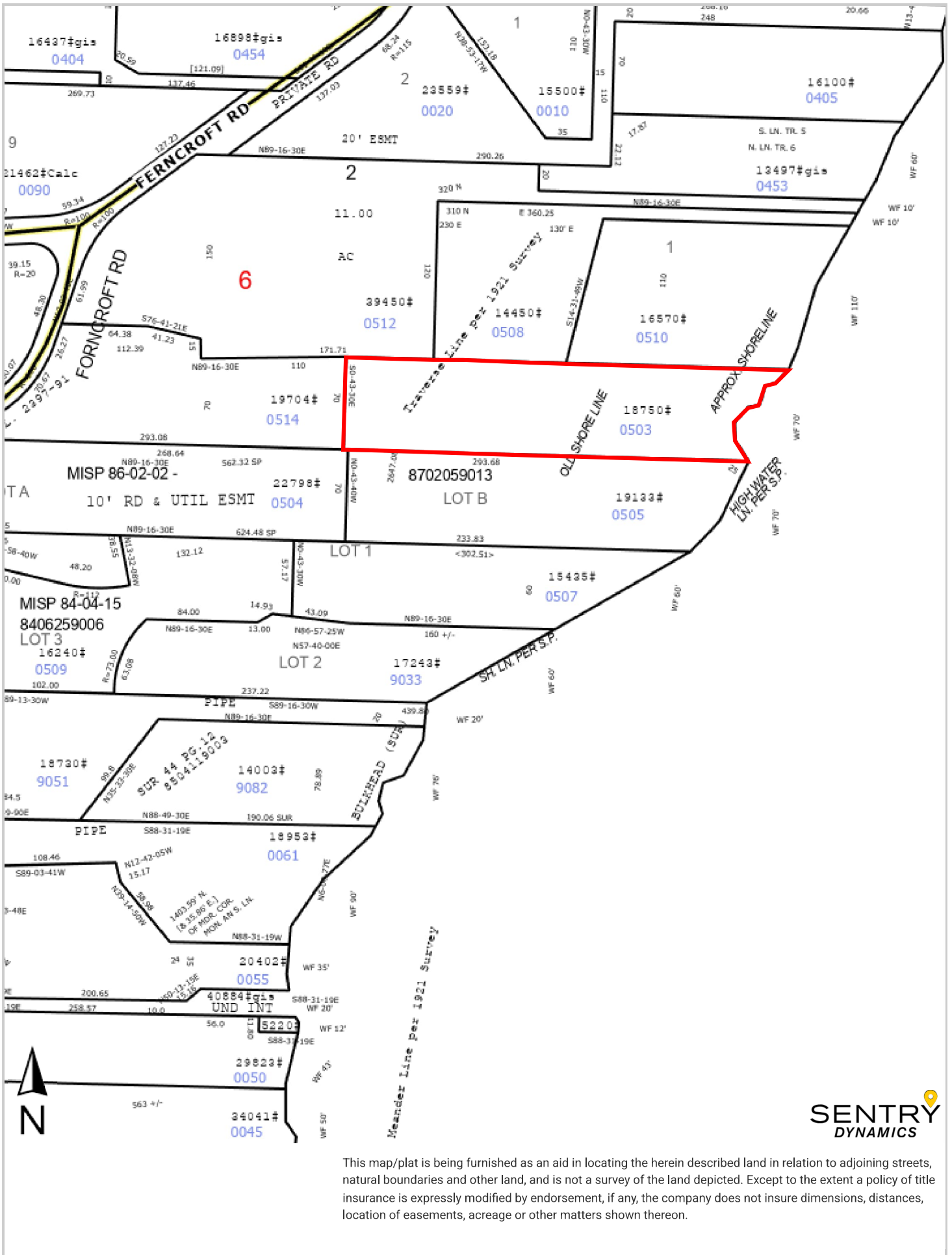
4516 Ferncroft Rd
 Mercer Island, WA 98040

SCHEDULE B

(continued)

Note C: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF NOTES**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.