

## Guarantee

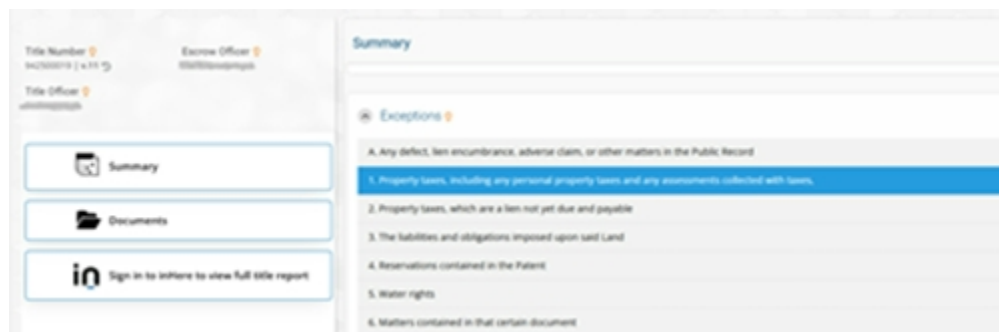
**File No.:** 0305111-etu

**Property Address:** 6000 SE 20th St Mercer Island, WA 98040

END OF SCHEDULE B

**Title Officer:** Eastside Title Unit

### Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

[Click to view custom titleLOOK®](#)

# inHere®

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0305111-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<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 | \$36.05 |

Effective Date: January 16, 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:](#)

Walter J. Pisco, as his separate estate

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

TRACT 9, FABEN'S POINT WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE(S) 17, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON, LYING BETWEEN THE SIDE LINES OF SAID TRACT;

AND TOGETHER WITH THAT PORTION OF TRACT 10 IN SAID FABEN'S POINT WATERFRONT TRACTS LYING SOUTHWESTERLY OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, WHICH SOUTHEAST CORNER IS NORTH 39°37'41" EAST 21.60 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT;

THENCE NORTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT TO THE NORTHWESTERLY LINE THEREOF,

TOGETHER WITH SECOND CLASS SHORE LANDS AS CONVEYED BY THE STATE OF WASHINGTON LYING IN FRONT OF, ADJACENT TO OR ADJOINING, LYING BETWEEN THE NORTHWESTERLY PRODUCTION OF THE SIDE LINES OF THE ABOVE DESCRIBED PORTION OF SAID TRACT 10.

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. 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 Faben's Point Waterfront Tracts:

[Recording No: 2540444](#)

2. Agreement and the terms and conditions thereof:

Recording Date: October 6, 1941

[Recording No.:](#) [3195283](#)

Regarding: Waiver of reverter of plat covenants

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

Granted to: Mercer Island Sewer District  
Purpose: Pump Station and right to enter  
Recording Date: January 18, 1956  
[Recording No.:](#) [4655622](#)  
Affects: Said Premises

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 Pipeline  
Recording Date: January 18, 1956  
[Recording No.:](#) [4655675](#)  
Affects: Said premises

5. 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: 7910199001](#)

**SCHEDULE B**  
(continued)

6. Agreement and the terms and conditions thereof:

Executed by: Craig and Patricia Tall and Esther W. Campbell  
Recording Date: February 20, 1992  
[Recording No.:](#) [9202200845](#)  
Regarding: Setback Line

7. Ordinance No. 501 and the terms and conditions thereof:

Recording Date: February 23, 1981  
[Recording No.:](#) [8106040523](#)

8. Indemnification and Hold Harmless Agreement and Covenant not to Sue and the terms and conditions thereof:

Recording Date: September 1, 2004  
[Recording No.:](#) [20040901000109](#)

9. Recording memorandum aquatic lands easement no. 51-080742 and the terms and conditions thereof:

Recording Date: December 3, 2009  
[Recording No.:](#) [20091203000275](#)

10. Status report for impact reduction construction and the terms and conditions thereof:

Recording Date: April 28, 2011  
[Recording No.:](#) [20110428001124](#)

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

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

13. 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.

14. 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.

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

**SCHEDULE B**

(continued)

16. 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.: 243970-0050-01  
 Levy Code: 1031  
 Assessed Value-Land: \$9,762,000.00  
 Assessed Value-Improvements: \$4,224,000.00

## General and Special Taxes:

Billed: \$91,541.16  
 Paid: \$91,541.16  
 Unpaid: \$0.00

17. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

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

Amount: \$3,076,000.00  
 Dated: January 13, 2022  
 Trustor/Grantor: Walter J. Pisco, as his sole and separate property  
 Trustee: CW Title  
 Beneficiary: Wells Fargo Bank, N.A.  
 Recording Date: January 20, 2022  
Recording No.: [20220120001008](#)

## 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:

PTN TRACT 9, FABEN'S POINT WATERFRONT TRACTS  
 Tax Account No.: 243970-0050-01

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

6000 SE 20th St  
 Mercer Island, WA 98040

**END OF SCHEDULE B**

