

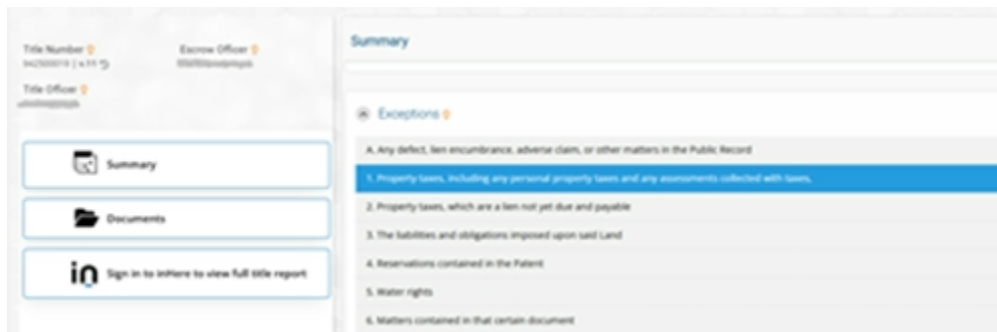
Guarantee

File No.: 0283998-ETU

Property Address: 4045 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:

0283998-ETU - THIRD

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Scott Chancellor, their successors and/or assigns

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

CHICAGO TITLE INSURANCE COMPANY

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	\$35.70

Effective Date: February 11, 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:](#)

Scott Anthony Chancellor, an unmarried person

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): 362350-0395-03

PARCEL Z, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB24-004, RECORDED AUGUST 20, 2025 UNDER RECORDING NO. 20250820900006, 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.

SPECIAL EXCEPTIONS:

1. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purposes: Electric transmission and/or distribution line
Recording Date: May 26, 1953
[Recording No.:](#) [4351718](#)
Affects: Portion of said land

2. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: Mercer Island Sewer District
Purposes: Sewer pipe line(s) and appurtenances
Recording Date: May 6, 1959
[Recording No.:](#) [5028740](#)
Affects: The Westerly portion

3. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Purposes: Ingress and egress and utilities
Recording Date: June 26, 1964
[Recording No.:](#) [5753801](#)
Affects: The Southeasterly portion

The terms of said easement have been modified by Judgment filed in King County Superior Cause No. 96-2-31077-8.

Partial Release and Termination of Ingress and Egress and Utilities Easement recorded under [Recording Number 20170526000619](#).

4. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Purposes: Utilities
Recording Date: August 11, 1964
[Recording No.:](#) [5772683](#)
Affects: The Southeasterly portion

5. Covenants, conditions and restrictions but omitting any covenants or restrictions as set forth in the Statutory Warranty Deed,

Recording Date: May 8, 1974
[Recording No.:](#) [7405080269](#)

SCHEDULE B
(continued)

6. Terms and conditions of Notice of Additional Tap or Connection Charges, recorded under [Recording Number 7712060812](#).
7. Reciprocal easements, for the purposes shown below and rights incidental thereto as created by the following document:
- Document: Easement Agreement
Executed by: Wilbert C. Anderson and Suzanne H. Anderson; and Stave and Becky Showalter
Purposes: Walkways; maintenance of rockery and fence; and right of way to trim trees
Recording Date: April 18, 1988
[Recording No.:](#) [8804180124](#)
Affects: Portions of said land
- The terms of said easement have been modified by Judgment filed in King County Superior Cause No. 96-2-31077-8.
8. Walkway Easement and the terms and conditions thereof:
- [Recording Date:](#) March 23, 1989
[Recording No.:](#) [8903230062](#)
9. Matters contained in that certain Driveway Maintenance Agreement which document, among other things, may provide for liens and charges.
- [Recording Date:](#) December 18, 1990
[Recording No.:](#) [9012180990](#)
10. Terms and conditions of provisions contained in Judgment Number 98-9-07729-3, filed in King County Superior Court Cause Number 96-2-31077-8, regarding appurtenance easements and rights thereto.
- Pedestrian Easement Termination recorded under [Recording Number 20160802001219](#).
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters as set forth on the City of Mercer Island Short Subdivision No. SUB05-006:
- [Recording No:](#) [20070726900003](#)
12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- [Recording Date:](#) April 14, 2010
[Recording No.:](#) [20100414900004](#)
Matters shown: Location of wood stairs in the Southeasterly portion and an encroachment of wood retaining wall onto the Northwesterly adjacent property.

SCHEDULE B

(continued)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, stipulations and other matters as set forth in the Judgment Quieting Title and Order Dismissing Remaining Claims for King County Court Case No. 10-2-45130-7:

[Recording No: 20120702000622](#)

Note: The company questions the validity of an undivided one-third interest in the Northwesterly 10 feet of the Northeasterly 203 feet of Said Southeasterly one-half of Lot 5 stated therein based on the conveyance of one half interest of said tract by that certain Warranty Deed recorded under [Recording No. 20050513002477](#).

Amendment of said survey,

Recording Date: October 23, 2013

[Recording No.: 20131023900005](#)

14. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

Recording Date: September 18, 2013

[Recording No.: 20130918001578](#)

15. Master Easement and Cost-Sharing Agreement and the terms and conditions thereof:

By and Between: Hunsaker Parkside, LLC, a Washington limited liability company; Bret W. Chatalas and Angela R. Chatalas, husband and wife; and Rami Karjian and Susan Karjian, husband and wife; MI Cabana, LLC, a Washington limited liability company; and Hunsaker Parkside, LLC, a Washington limited liability company

Recording Date: November 26, 2014

[Recording No.: 20141126001833](#)

Among other things, said instrument states as follows: Rescission, Termination, Extinguishment and Intent to Supersede Prior Recordings, Upon recording, this Agreement shall rescind, terminate, extinguish, replace and supersede in whole all rights, duties, obligations, terms and conditions set forth and conveyed in that certain February 11, 2005 Driveway Construction Agreement referenced in the recorded February 22, 2005 Memorandum of Agreement, King County [Recording Number 20050222000834](#) ("2005 DCA") and all rights, duties, obligations, terms and conditions set forth and conveyed in that certain Reciprocal Easement Agreement, King County Recording Number 20080331002408 ("2008 Easement"). The 2005 DCA and the 2008 Easement are hereby and forever rescinded, terminated, extinguished, replaced and superseded by this Agreement. Upon recording, the rights, duties, obligations, terms and conditions set forth and conveyed herein shall govern and control the repair, maintenance and use of the Easement Area, the Access Driveway and the Shared Waterfront Tract.

Notice of termination & extinguishment of easements/amendment of master easement & cost sharing agreement recorded under [recording number 20210108001733](#).

16. Army Corps of Engineers Permit and the terms and conditions thereof:

Recording Date: August 14, 2015

[Recording No.: 20150814001062](#)

SCHEDULE B

(continued)

17. 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: [20210817900015](#)

18. 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 City of Mercer Island Lot Line Revision No. SUB24-004:

Recording No: [20250820900006](#)

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

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

21. 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.

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

23. 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:	2026
Tax Account No.:	362350-0395-03
Levy Code:	1031
Assessed Value-Land:	\$3,589,200.00
Assessed Value-Improvements:	\$45,000.00

General and Special Taxes:

Billed:	\$23,683.41
Paid:	\$0.00
Unpaid:	\$23,683.41

24. 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.

SCHEDULE B
(continued)

25. 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:

PCL Z, CITY OF MERCER ISLAND LLR NO. SUB24-004, [REC NO. 20250820900006](#)
Tax Account No.: 362350-0395-03

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

4045 W Mercer Way
Mercer Island, WA 98040

END OF SCHEDULE B

