

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

70244297

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Ticor Title Company

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.

Ticor Title Company
5775 Soundview Dr., Ste. 204B
Gig Harbor, WA 98335

Countersigned By:

Susan Schmitt
Authorized Officer or Agent



Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Randi Elliott Ticor Title Company 5775 Soundview Dr., Ste. 204B Gig Harbor, WA 98335 Phone: 206-393-9812 Fax: 877-521-9938 Main Phone: (253)858-2999 Email: Randi.Elliott@ticortitle.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.40

Effective Date: March 9, 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:](#)

Michael C. Hartley and Jo Kristina Hartley, husband and wife

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

BEGINNING AT A POINT ON A LINE 400 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, SAID POINT BEING SOUTH 89°50'16" EAST 698.08 FEET FROM THE WEST LINE OF SAID GOVERNMENT LOT 2;

THENCE SOUTH 13°09'00" WEST 59.22 FEET;
THENCE SOUTH 76°51'00" EAST 66.00 FEET;
THENCE NORTH 80°31'48" EAST 26.00 FEET;
THENCE SOUTH 79°26'51" EAST 29.37 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE LANDWARD END OF A SIX FOOT WIDE PIER;
THENCE SOUTH 71°11'30" EAST ALONG THE APPROXIMATE CENTERLINE OF SAID PIER AND THE PROLONGATION THEREOF, 226.02 FEET TO THE MEANDER LINE OF LAKE WASHINGTON;

THENCE NORTH 46°28'20.4" EAST ALONG SAID MEANDER LINE, 113.11 FEET TO A POINT FROM WHICH THE INTERSECTION OF A LINE 400 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOT 2 WITH THE MEANDER LINE BEARS NORTH 46°28'20.4" EAST A DISTANCE OF 97.89 FEET;
THENCE NORTH 74°19'10" WEST 252.75 FEET;
THENCE NORTH 89°50'16" WEST 157.92 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL SHORELANDS OF THE SECOND CLASS IN FRONT OF OR ABUTTING THEREON;

(ALSO KNOWN AS A PORTION OF LOTS 14 AND 15, BENOTHO BEACH, ACCORDING TO THE UNRECORDED PLAT THEREOF).

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

Granted to: Mercer Island Sewer District
Purpose: Utilities
Recording Date: October 22, 1964
[Recording No.:](#) [5802468](#)
Affects: a portion of said premises

2. 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: Utilities
Recording Date: June 3, 1930
[Recording No.:](#) [2609161](#)
Affects: a portion of said premises

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

In favor of: Benotho Beach Water Association, a Washington Corporation
Purpose: Utilities
Recording Date: July 13, 1954
[Recording No.:](#) [4464138](#)
Affects: a portion of said premises

4. 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: February 11, 1942
[Recording No.:](#) [3220828](#)

5. 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.:](#) [1579699](#)

SCHEDULE B
(continued)

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.

6. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company
[Recording No.:](#) [2425814](#)

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

7. Release of Damage Agreement and the terms and conditions thereof:

Executed by: Northern Pacific Railway Company
Recording Date: June 1, 1914
[Recording No.:](#) [934739](#)

Releasing King county from all future claims for damages resulting from:

Slopes and fills

Said Agreement also appears of record under instrumens recorded under [Recording Number 1418070](#)

8. Agreement and the terms and conditions thereof:

Executed by: George W. Fuget, Jr. and Joyce K. Fuget, his wife
And: Norman W. Kates and Sylvia B. Kates, his wife
Recording Date: January 6, 1981
[Recording No.:](#) [8101060596](#)
Regarding: The extension, renovation, restoration and improvement of the dock which may be located in part on the fuget property and in part on the kates property

9. Agreement and the terms and conditions thereof:

Between: Joyce Fuget
And: Bruce and Betty Duncan
Recording Date: July 1, 1991
[Recording No.:](#) [9107010341](#)
Regarding: Shoreline setback waiver and common property line agreement

10. Indemnification and Hold harmless agreement and covenant not to sue and the terms and conditions thereof:

Recording Date: May 16, 2006
[Recording No.:](#) [20060516000213](#)

SCHEDULE B
(continued)

11. Question of location of lateral boundaries of said second class tidelands or shorelands.
12. 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.
13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
14. 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.: [073610-0075-09](#)
Levy Code: 1031
Assessed Value-Land: \$3,996,000.00
Assessed Value-Improvements: \$97,000.00

General and Special Taxes:

Billed: \$26,670.77
Paid: \$0.00
Unpaid: \$26,670.77

15. 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.

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

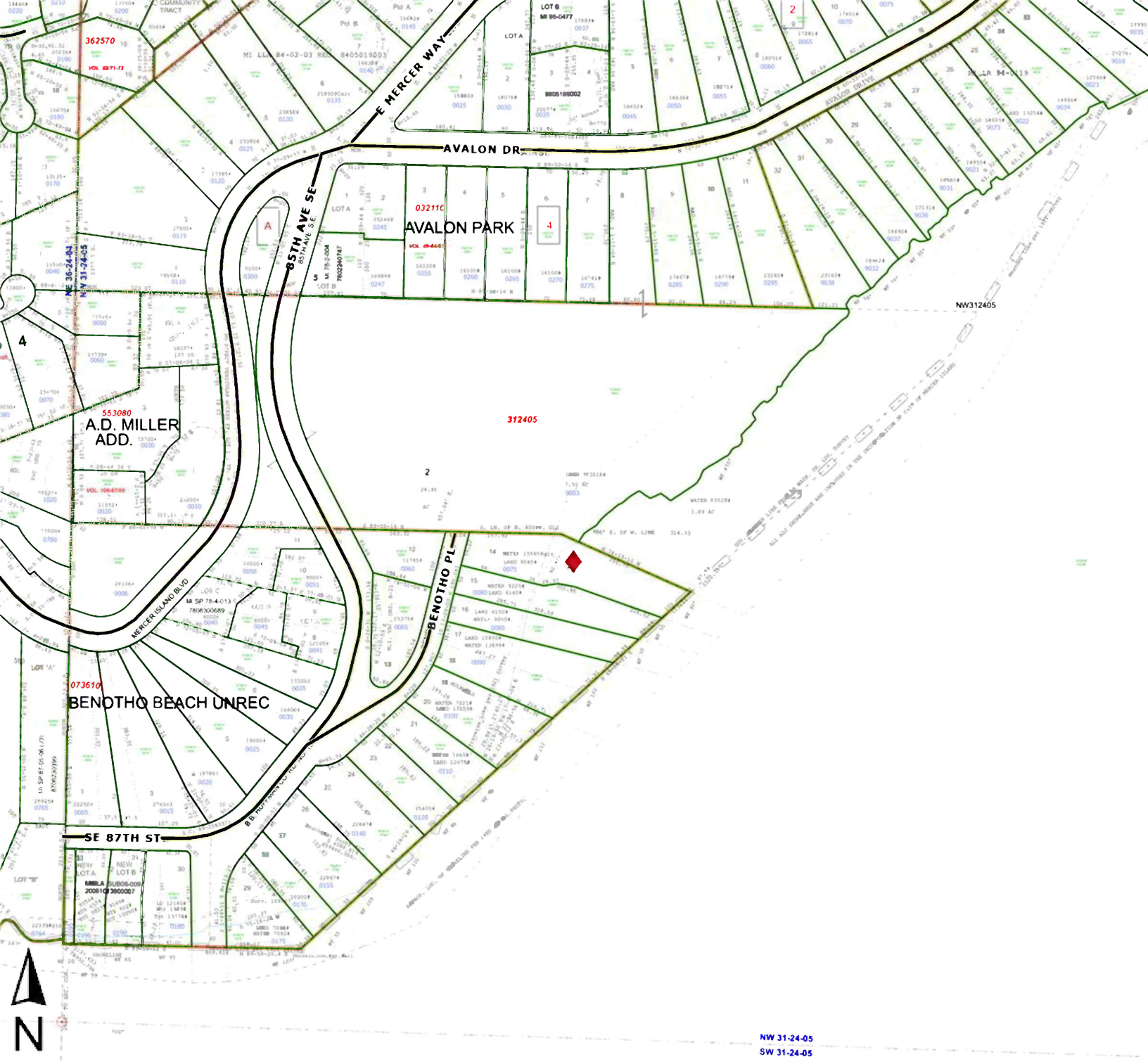
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN GOV LT 2, SEC 31-24-5E, W.M., W.M.
Tax Account No.: [073610-0075-09](#)

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

8410 Benotho PI
Mercer Island, WA 98040-5617

END OF SCHEDULE B



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, 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.

NW 31-24-05
SW 31-24-05