

## Guarantee

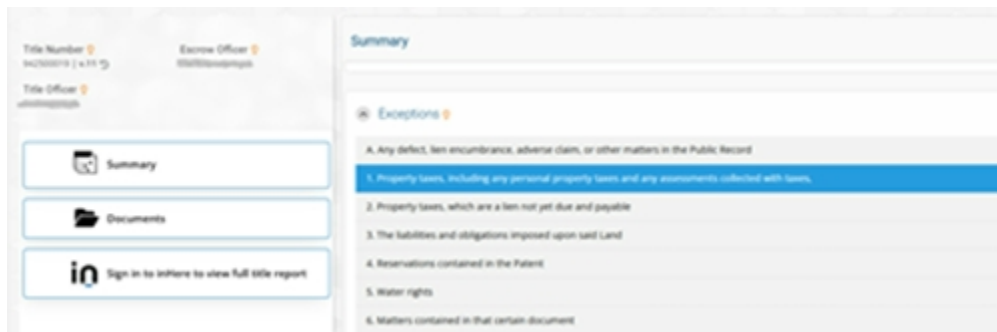
**File No.:** 0306262-etu

**Property Address:** 6838 96th Ave SE 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:

**0306262-ETU -SECOND**

**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

**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	\$36.05

Effective Date: March 27, 2026 at 12:00 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:](#)

Janet Buttenwieser and Matthew Wiley, a married couple

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): 302405-9010-00

SOUTH 100 FEET OF THE NORTH 400 FEET OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 24 NORTH,  
RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON;

**TOGETHER WITH** SECOND CLASS SHORELANDS ADJOINING SAID PREMISES;

SITUATE IN THE CITY OF MERCER ISLAND, 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. Notice of tap or connection charges which have been or will be due in connection with development or re-development of the land as disclosed by recorded instrument, inquiries regarding the specific amount of the charges should be made to the city/county/agency:

City/County/Agency: City of Mercer Island  
 Recording Date: December 6, 1977  
[Recording No.:](#) [7712060812](#)

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

Granted to: Puget Sound Power and Light Company  
 Purpose: Utilities  
[Recording No.:](#) [2616148](#)  
 Affects: a portion of said premises

- 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: Sewer line  
[Recording No.:](#) [5750932](#)

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

- 5. 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.

- 6. 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.

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

- 8. Affidavit in Support of Single-Family Building Permit, and the terms and conditions thereof:

Recording Date: September 29, 2022  
[Recording No.:](#) [20220929000290](#)

**SCHEDULE B**  
(continued)

9. Covenants, conditions and restrictions 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: October 25, 2022  
[Recording No.:](#) [20221025000362](#)

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.:](#) [20220727900038](#)

11. 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.:	302405-9010-00
Levy Code:	1031
Assessed Value-Land:	\$6,232,000.00
Assessed Value-Improvements:	\$3,771,000.00

General and Special Taxes:	
Billed:	\$65,150.34
Paid:	\$65,150.34
Unpaid:	\$0.00

12. 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 30-24-5E, W.M.  
 Tax Account No.: 302405-9010-00

**SCHEDULE B**  
(continued)

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

6838 96th Ave SE  
Mercer Island, WA 98040

**END OF SCHEDULE B**



LAKE WASHINGTON

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.