

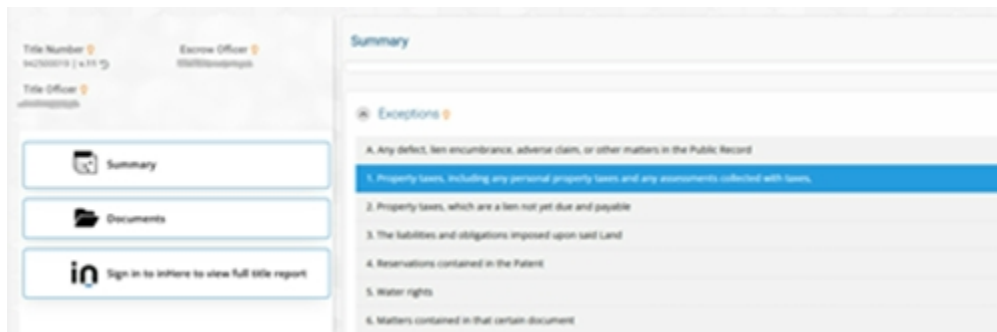
Guarantee

File No.: 0311008-etu

Property Address: 6761 W Mercer Way Mercer Island, WA
98040 END OF SCHEDULE B

Title Officer: Eastside Title Unit

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The logo for inHere, featuring the word 'inHere' in a bold, sans-serif font. The 'i' is lowercase and blue, while 'nHere' is uppercase and black. A small registered trademark symbol (®) is located to the upper right of the 'e'.

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:

0311008-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: April 21, 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:](#)

Nicholas B. Vedder and Susan R. Heckbert, as Trustees of the Vedder-Heckbert Living Trust dated October 7, 2016

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

THAT PORTION OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 0°07'33" EAST ALONG THE EAST LINE OF SAID SECTION 25 FOR A DISTANCE OF 772.60 FEET;
THENCE SOUTH 89°52'00" WEST, PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 25, FOR A DISTANCE OF 1,320 FEET;
THENCE NORTH 0°07'33" EAST 973 FEET;
THENCE WEST (EQUALS NORTH 88°40'34" WEST FOR THE REMAINDER OF THIS LEGAL DESCRIPTION) FOR A DISTANCE OF 1,207.5 FEET TO A STONE MONUMENT ON THE SHORE OF LAKE WASHINGTON;
THENCE SOUTH 88°40'34" EAST ALONG THE FOREGOING DESCRIBED LINE FOR A DISTANCE OF 310.95 FEET;
THENCE SOUTH 1°19'26" WEST 100 FEET;
THENCE NORTH 88°40'34" WEST 267 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1°19'26" WEST 100 FEET;
THENCE NORTH 88°40'34" WEST 165.00 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
THENCE NORTHERLY ALONG SAID SHORELINE TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 88°40'34" EAST;
THENCE SOUTH 88°40'34" EAST 136.6 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT HEREON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES 12 FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEFORE MENTIONED STONE MONUMENT AT THE SHORELINE OF LAKE WASHINGTON;
THENCE SOUTH 88°40'34" EAST 464.70 FEET;
THENCE SOUTH 1°19'26" WEST 88.91 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 39°02'30" EAST 94.5 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 94.5 FEET FOR A DISTANCE OF 21.43 FEET TO AN INTERSECTION WITH A LINE WHICH IS 100 FEET SOUTH OF AND PARALLEL TO THE FIRST MENTIONED COURSE ABOVE IN THIS EASEMENT DESCRIPTION, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING AND TO BE HEREINAFTER REFERRED TO AS POINT "Z";
THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 11.29 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 70°47'32" EAST 33.93 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 88 FEET, FOR A DISTANCE OF 76.90 FEET TO A POINT OF TANGENCY;
THENCE NORTH 59°08'12" EAST 56.22 FEET;
THENCE NORTH 54°01'17" EAST 54.87 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 112 FEET, FOR A DISTANCE OF 30.66 FEET TO A POINT OF TANGENCY;
THENCE NORTH 69°42'25" EAST 73.33 FEET TO THE WESTERLY MARGIN OF WEST MERCER WAY, SAID INTERSECTION ALSO BEING ON THE EASTERLY EXTENSION OF THE FIRST MENTIONED COURSE IN THIS EASEMENT DESCRIPTION, SAID INTERSECTION ALSO BEING THE TERMINUS OF SAID 12 FOOT WIDE EASEMENT; AND ALSO

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES 10 FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE BEFORE MENTIONED POINT "Z";
THENCE NORTH 88°40'34" WEST 472.04 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, SAID CORNER BEING THE TERMINUS OF SAID NORTH LINE OF 10 FOOT WIDE EASEMENT; EXCEPT THAT PORTION LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE.

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: Owners
Purpose: Ingress, egress and utilities
Recording Date: January 23, 1950
[Recording No.:](#) [3978260](#)
Recording Date: July 18, 1950
[Recording No.:](#) [4036641](#)
Affects: A 12 foot strip over 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: Mercer Island Sewer District, a Municipal Cooperation
Purpose: Sewer Pipe Line and appurtenances thereto
Recording Date: August 25, 1964
[Recording No.:](#) [5778361](#)
Affects: A 10 foot strip of land across 2nd class shorelands, 5 feet on each side of a pipeline as installed

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

Granted to: Owners
Purpose: Sanitary Sewer
Recording Date: January 30, 1968
[Recording No.:](#) [6298178](#)
Recording Date: January 31, 1968
[Recording No.:](#) [6298348](#)
Affects: A portion of the north 10 feet of said premises and other lands

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility system for purposes of transmission, distribution and sale of gas
Recording Date: May 13, 1999
[Recording No.:](#) [9905131528](#)
Affects: Easterly portion of said premises

5. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: July 6, 1995
[Recording No.:](#) [9507061004](#)

Said Agreement is a re-recording of agreement recorded under [Recording No. 9210061756](#).

SCHEDULE B
(continued)

6. Indemnification and Hold Harmless Agreement and Covenant not to sue and the terms and conditions thereof:
- Recording Date: March 22, 2006
[Recording No.:](#) [20060322001981](#)
7. 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.:](#) [20130506900010](#)
8. Question of location of lateral boundaries of said second class tidelands or shorelands.
9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
10. 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.
11. 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.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. 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.: | 252404-9248-02 |
| Levy Code: | 1031 |
| Assessed Value-Land: | \$5,448,000.00 |
| Assessed Value-Improvements: | \$2,995,000.00 |
| General and Special Taxes: | |
| Billed: | \$54,992.99 |
| Paid: | \$27,496.50 |
| Unpaid: | \$27,496.49 |

SCHEDULE B

(continued)

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

Amount: \$1,750,000.00
Dated: May 20, 2013
Trustor/Grantor: Nicholas B. Vedder and Susan R. Heckbert, husband and wife
Trustee: Chicago Title of Washington
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc.
Recording Date: May 22, 2013
[Recording No.:](#) [20130522001029](#)

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Charles Schwab Bank, a federal savings bank
Recording Date: August 16, 2013
[Recording No.:](#) [20130816000323](#)

15. 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:

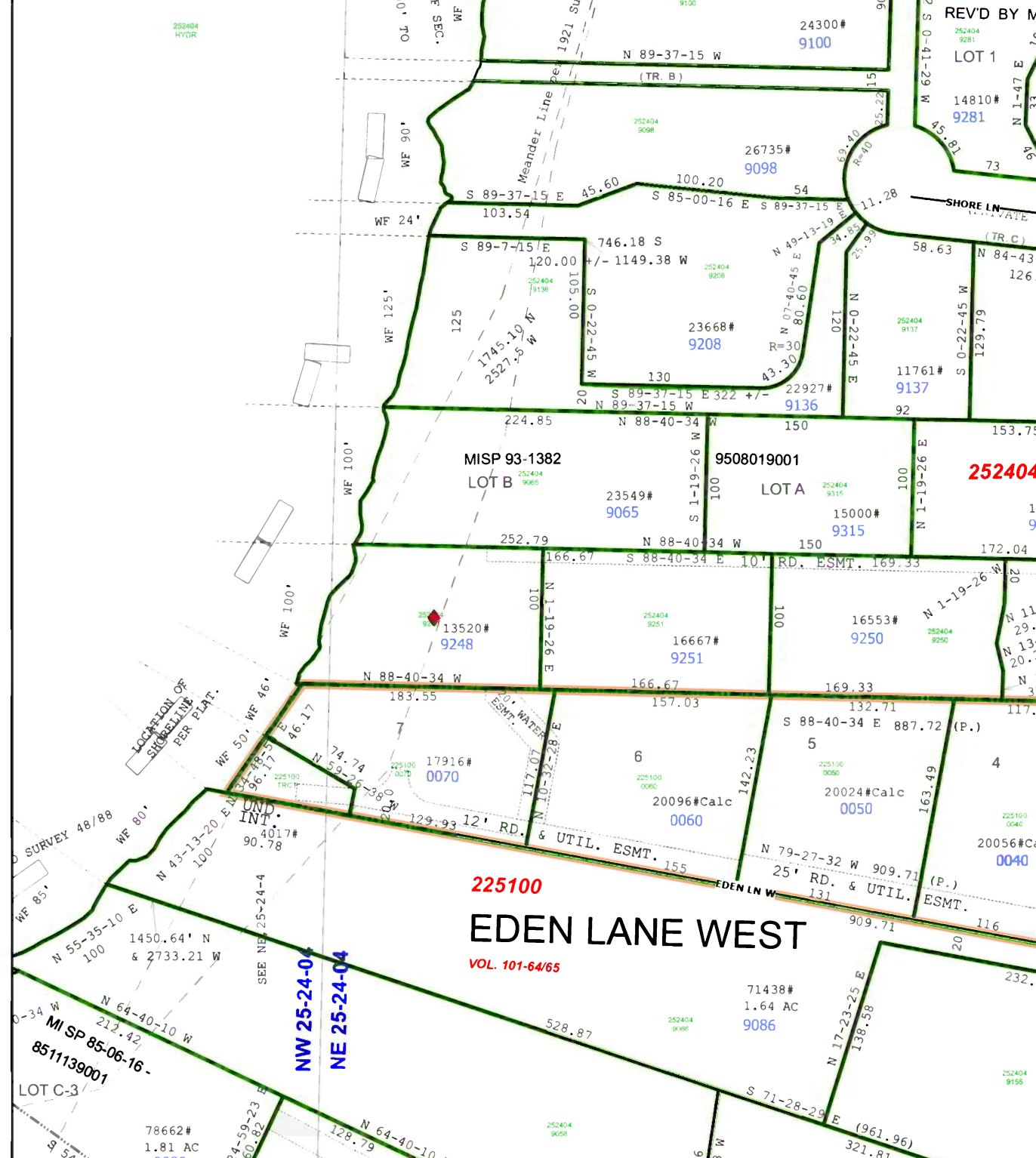
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN GOVT LT 1, SEC 25-24-4E, W.M.
Tax Account No.: 252404-9248-02

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

6761 W Mercer Way
Mercer Island, WA 98040

END OF SCHEDULE B



EDEN LANE WEST
 VOL. 101-64/65

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.