Guarantee

File No.: 0293534-ETU **Title Officer:** Eastside Title Unit

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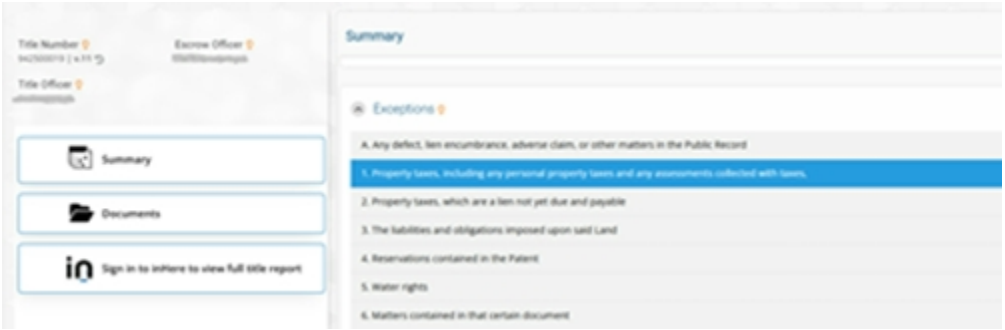

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0293534-ETU - THIRD

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Carmen L. Angiuli, Trustee of the Angiuli Pacific Residence Trust, as to an undivided 56% interest; and JJW Properties, LLC, a Washington limited liability company, as to an undivided 32% interest; and AW Property Group, LLC, a Washington limited liability company, as to an undivided 12% interest

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 Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

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
$10,500.00	$350.00	$35.70

Effective Date: September 10, 2025 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:

Carmen L. Angiuli, Trustee of the Angiuli Pacific Residence Trust, as to an undivided 56% interest; and JJW Properties, LLC, a Washington limited liability company, as to an undivided 32% interest; and AW Property Group, LLC, a Washington limited liability company, as to an undivided 12% interest

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): 362350-0365-09

THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THOSE CERTAIN EASEMENT RIGHTS FOR ACCESS TO LAKE WASHINGTON OVER THAT PORTION OF LOT 1 AND THE SECOND CLASS SHORELANDS ADJOINING, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1, WHICH IS 47°51'00" WEST 298.00 FEET FROM THE MOST NORTHERLY CORNER THEREOF;
THENCE SOUTH 22°09"00" EAST 117.06 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1;
THENCE SOUTH 47°51'00" WEST ALONG THE SOUTHEASTERLY LINE 12.78 FEET;
THENCE NORTH 22°09'00" WEST 74.50 FEET;
THENCE SOUTH 47°51'00" WEST 44.42 FEET;
THENCE NORTH 4°51'38" WEST 30.15 FEET, MORE OR LESS, TO A POINT WHICH IS 10.00 FEET FROM THE NORTHWESTERLY LINE OF SAID LOT 1;
THENCE SOUTH 47°51'00" WEST PARALLEL WITH THE SAID NORTHWESTERLY LINE 90 FEET, MORE OR LESS, TO LAKE WASHINGTON;
THENCE NORTHWESTERLY, ALONG THE SHORE OF LAKE WASHINGTON 10.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1;
THENCE NORTH 47°51'00" EAST ALONG SAID LINE 163.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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. 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 Replat of Island Park:

   Recording No: 409502

2. Indemnification and Hold Harmless Agreement, and the terms and conditions thereof:

   Recording Date: May 24, 2023
   Recording No.: 20230524000331

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

   Purpose: Access and utilities
   Recording Date: June 6, 2023
   Recording No.: 20230606000807
   Affects: as described in said instrument

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

   Purpose: Sewer and stormwater easement
   Recording Date: June 30, 2023
   Recording No.: 20230630001242
   Affects: as described in said instrument

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

   Purpose: Shared access
   Recording Date: June 30, 2023
   Recording No.: 20230630001243
   Affects: as described in said instrument

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

   Purpose: Sewer and stormwater line
   Recording Date: July 3, 2023
   Recording No.: 20230703000945
   Affects: as described in said instrument

SCHEDULE B
(continued)

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

Purpose:	Utilities
Recording Date:	August 30, 2024
Recording No.:	20240830000644
Affects:	as described in said instrument

8. 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.:	362350-0365-09
Levy Code:	1031
Assessed Value-Land:	$2,198,000.00
Assessed Value-Improvements:	$376,000.00

General and Special Taxes:	
Billed:	$16,863.31
Paid:	$8,431.66
Unpaid:	$8,431.65

9. 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 OF LTS 1 AND 2, BLK "C", REPLAT OF ISLAND PARK
Tax Account No.: 362350-0365-09

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

4001 W Mercer Way
Mercer Island, WA 98040

END OF SCHEDULE B

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.