

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0267652-ETU - FOURTH

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

M.S. Ventures Limited Partnership

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	\$35.35

Effective Date: October 8, 2025 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:](#)

Saintfield2, LLC, a Washington limited liability company

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): 252404-9075-00

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET 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.

SPECIAL EXCEPTIONS:

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

Purpose: Right of way at all times and purposes and for utility purposes, sewer mains, water mains and electric conduits of all forms

Recording Date: July 21, 1950

[Recording No.:](#) [4038080](#)

Said easement is also established in instruments recorded under:

[Recording No.:](#) [4038079](#)

[Recording No.:](#) [4225140](#)

[Recording No.:](#) [4244487](#)

[Recording No.:](#) [4244488](#)

2. 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.:](#) [20030522900008](#)

3. 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.:](#) [20040308900011](#)

4. Recognition of Legal Boundaries, and the terms and conditions thereof:

Recording Date: August 19, 2004

[Recording No.:](#) [20040819002565](#)

SCHEDULE B
(continued)

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Underground facilities
 Recording Date: March 20, 2025
[Recording No.:](#) [20250320000484](#)
 Affects: as described therein

6. 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.:](#) [252404-9075-00](#)
 Levy Code: 1031
 Assessed Value-Land: \$3,924,000.00
 Assessed Value-Improvements: \$887,000.00

General and Special Taxes:

Billed: \$31,502.19
 Paid: \$15,751.10
 Unpaid: \$15,751.09

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

Amount: \$1,700,000.00
 Dated: December 2, 2022
 Trustor/Grantor: Saintfield2, LLC, a Washington limited liability company
 Trustee: Chicago Title Company of Washington
 Beneficiary: Maunder Investments Inc., a Washington corporation
 Recording Date: December 2, 2022
[Recording No.:](#) [20221202000545](#)

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

Amount: \$1,210,000.00
 Dated: March 27, 2024
 Trustor/Grantor: Saintfield2, LLC, a Washington limited liability company
 Trustee: Chicago Title Insurance Company
 Beneficiary: Theodore L McCaugherty and/or its successors and assigns
 Recording Date: March 27, 2024
[Recording No.:](#) [20240327000663](#)

An agreement recorded March 27, 2024 at [Recording No.: 20240327000702](#) which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: December 2, 2022
[Recording No.:](#) [20221202000545](#)

SCHEDULE B
(continued)

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

Amount: \$1,850,000.00
Dated: August 20, 2024
Trustor/Grantor: Saintfield2, LLC, a Washington limited liability company
Trustee: Chicago Title Company of Washington
Beneficiary: Maunder Investments Inc., a Washington corporation
Recording Date: October 9, 2024
[Recording No.: 20241009000496](#)

An agreement recorded October 9, 2024 at [Recording No.: 20241009000571](#) which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: March 27, 2024
[Recording No.: 20240327000663](#)

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

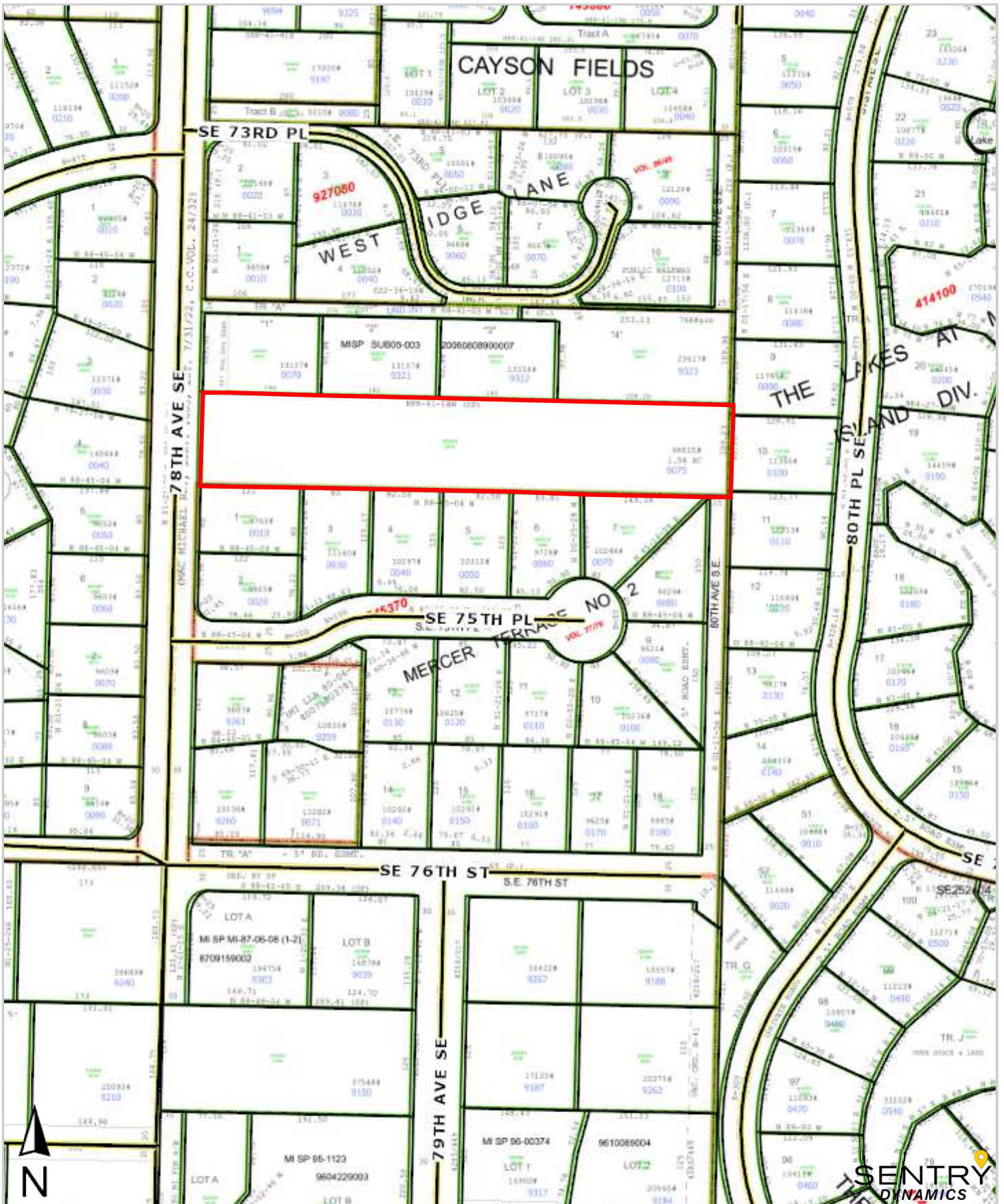
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN SE 1/4, SEC 25-24-4E, W.M.
[Tax Account No.: 252404-9075-00](#)

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

7414 78th Ave SE
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.