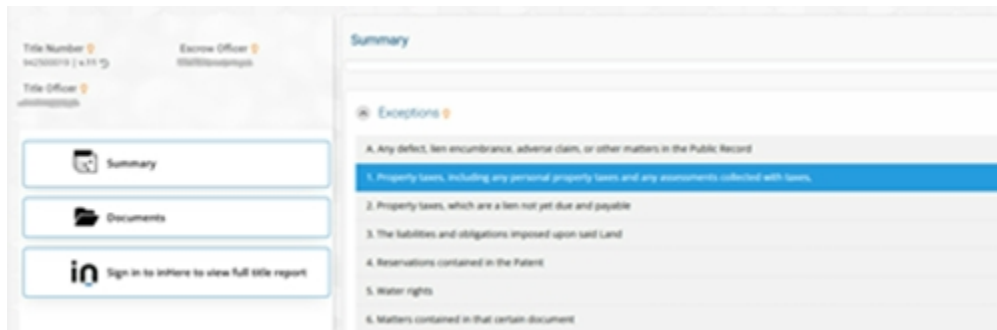


Commitment for Title Insurance

File No.: 0285389-etu

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0285389-ETU - SECOND

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Northview Trust

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: CTIBellevueETU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: April 30, 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:](#)

Michael Milojevich, as Trustee of the Northview Trust dated June 29, 2022

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): [413930-0350-06](#) and [413930-0346-03](#)

PARCEL A: (413930-0350-06)

LOT A-2, CITY OF MERCER ISLAND SHORT PLAT NUMBER 97-1540, RECORDED UNDER [RECORDING NUMBER 9809119001](#), AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NUMBER 99-0157, RECORDED UNDER [RECORDING NUMBER 19990810900019](#), IN KING COUNTY, WASHINGTON.

PARCEL B: (413930-0346-03)

LOT B, CITY OF MERCER ISLAND BOUNDARY LINE ADJUSTMENT NO. MI-97-1541, RECORDED UNDER [RECORDING NO. 9802239018](#), IN KING COUNTY, WASHINGTON.

(BEING A PORTION OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

TOGETHER WITH LOT A-3, CITY OF MERCER ISLAND SHORT PLAT NO. 97-1540, RECORDED UNDER [RECORDING NUMBER 9809119001](#), AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NO. 99-0157, RECORDED UNDER [RECORDING NUMBER 19990810900019](#), IN KING COUNTY, WASHINGTON.

(BEING THE REMAINDER OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER [RECORDING NO. 9802239018](#), IN KING COUNTY, WASHINGTON.

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. 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: June 9, 1934

[Recording No.:](#) [2804333](#)

Affects: Parcel A & B

2. 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: February 13, 1937

[Recording No.:](#) [2932126](#)

Affects: Parcel B

3. 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: Electric transmission and/or distribution system and appurtenances

Recording Date: July 29, 1935

[Recording No.:](#) [2862046](#)

Affects: A Westerly portion of said premises

Note: Said easement is also delineated and/or dedicated on the face of the short Plat.

Affects: Parcel A & B

SCHEDULE B

(continued)

4. 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: Electric transmission and/or distribution system and appurtenances
Recording Date: October 31, 1941
[Recording No.:](#) [3200859](#)
Affects: A Westerly portion of said premises

Affects: Parcel A

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

Disclosed by: Real Estate Contract
Purpose: Roadway
Recording Date: May 8, 1943
[Recording No.:](#) [3308451](#)
Affects: A Westerly portion of said premises

Affects: Parcel A

6. 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 Corporation
Purpose: Installing, constructing, maintaining, operating, repairing and replacing a sewer pipeline or lines and all necessary connections and appurtenances thereto, together with the right of ingress and egress
Recording Date: May 6, 1959
[Recording No.:](#) [5028713](#)
Affects: Portion of said Parcel(s) A & B, lying within a strip of Land 10 feet in width

Affects: Parcel A & B

7. 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 Corporation
Purpose: Installing, constructing, maintaining, operating, repairing and replacing a sewer pipeline or lines and all necessary connections and appurtenances thereto, together with the right of ingress and egress
Recording Date: May 6, 1959
[Recording No.:](#) [5028714](#)
Affects: Portion of said Parcel(s) A & B, lying within a strip of Land 10 feet in width

Affects: Parcel A & B

SCHEDULE B

(continued)

8. 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 Corporation
Purpose: Installing, constructing, maintaining, operating, repairing and replacing a sewer pipeline or lines and all necessary connections and appurtenances thereto, together with the right of ingress and egress
Recording Date: April 14, 1961
[Recording No.:](#) [5272959](#)
Affects: Portion of said Parcel(s) A & B, lying within a strip of Land 10 feet in width
- Affects: Parcel A & B
9. Access Easement for Shared Moorage and the terms and conditions thereof:
- Executed By: Phil and Claudia Robbs and Todd and Ronid Beneett
Recording Date: December 4, 1998
[Recording No.:](#) [9812040776](#)
- Affects: Parcel B
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 Short Plat:
- [Recording No:](#) [9809119001](#)
- Affects: Parcel(s) A & B
11. 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 Short Plat:
- [Recording No:](#) [19990810900019](#)
- Affects: Parcel(s) A & B
12. 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: 20041025900005
- Affects: Parcel B

SCHEDULE B

(continued)

13. 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 Lot Line Consolidation File#SUB05-012:

Recording No: 20051119900025

Affects: Parcel B

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

In favor of: Puget Sound Energy, Inc

Purpose: Public utilities

Recording Date: March 21, 2008

Recording No.: 20080321000310

Affects: a portion of said Parcel B

15. Driveway Easement Agreement and the terms and conditions thereof:

Recording Date: August 1, 2008

[Recording No.:](#) [20080801000654](#)

Affects: Parcel A & B

16. 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:](#) [20081021900006](#)Minor Correction to said Survey is recorded under [Recording Number 20090108000053](#)

Affects: Parcel A & B

17. Permanent Easement for Utilities and the terms and conditions thereof:

Recording Date: January 15, 2010

[Recording No.:](#) [20100115001005](#)

Affects: Parcel A

SCHEDULE B
(continued)

18. Permanent Easement for Utilities and the terms and conditions thereof:
- Recording Date: January 15, 2010
[Recording No.:](#) [20100115001006](#)
- Affects: Parcel B
19. 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 Boundary/Lot Line Adjustment:
- [Recording No.:](#) [9802239018](#)
- Affects: Parcel B
20. Certificate of Change pertaining to Public waters to be appropriated, and the terms and conditions thereof:
- Recording Date: December 15, 2016
[Recording No.:](#) [20161215000224](#)
- Affects: Parcel B
21. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
22. 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.
23. 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.
24. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

SCHEDULE B

(continued)

25. 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.: [413930-0350-06](#)
 Levy Code: 1031
 Assessed Value-Land: \$1,476,000.00
 Assessed Value-Improvements: \$1,846,000.00

General and Special Taxes:

Billed: \$21,757.93
 Paid: \$10,878.97
 Unpaid: \$10,878.96

Affects: Parcel A

26. 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.: [413930-0346-03](#)
 Levy Code: 1031
 Assessed Value-Land: \$5,833,000.00
 Assessed Value-Improvements: \$6,421,000.00

General and Special Taxes:

Billed: \$80,207.48
 Paid: \$40,103.74
 Unpaid: \$40,103.74

Affects: Parcel B

27. 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.

Affects: Parcel A

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

Amount: \$5,000,000.00
 Dated: February 3, 2023
 Trustor/Grantor: Michael Milojevich as trustee of the Northview Trust dated June 29, 2002
 Trustee: UPF Washington, Incorporated
 Beneficiary: Washington Trust Bank
 Recording Date: February 14, 2023
Recording No.: [20230214000520](#)

Affects: Parcel B

SCHEDULE B

(continued)

- 29. 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.

- 30. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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:

PARCEL A: LT A-2, CITY OF MERCER ISLAND SP NO. 97-1540, [REC NO. 9809119001](#)
[Tax Account No.: 413930-0350-06](#)

PARCEL B: LT B, BLA NO. MI-97-1541, [REC NO. 9802239018](#), BEING A PTN CITY OF MERCER ISLAND LT CONSOLIDATION NO. SUB05-012, REC NO. 20051117900025
[Tax Account No.: 413930-0346-03](#)

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

3312 94th Ave SE
Mercer Island, WA 98040

and

9400 SE 33rd St
Mercer Island WA 98040

END OF SCHEDULE B

SCHEDULE B