

Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16
Email: CTISeattleBuilderUnit@ctt.com
Title No.: 0267501-16

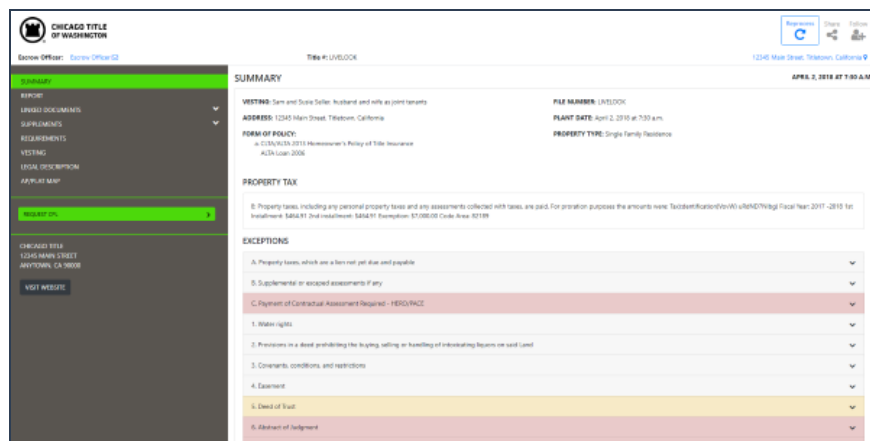
Property Address: 1910 Faben Dr Mercer Island, WA 98040

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SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0267501-16

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Terrane

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
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

Kathleen J Hall
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:	
Title Officer: Seattle Builder / Unit 16 Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: (206)628-5623 Main Phone: (206)628-5623 Email: CTISeattleBuilderUnit@ctf.com	

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: January 19, 2024 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:](#)

The Heirs and Devisees of E.J. Ferullo, deceased

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): 243970-0105-06

THAT PORTION OF TRACTS 16, 17 AND 18 AND VACATED ELIZABETH WAY, FABEN'S POINT WATERFRONT TRACTS ACCORDING TO PLAT RECORDED IN VOLUME 33 OF PLATS, PAGES 17 AND 18, RECORDS OF KING COUNTY, WASHINGTON AND VACATED S. E. 20TH STREET (ELIZABETH WAY) DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 16;
THENCE S 0°01'54" W ALONG THE SOUTHERLY PRODUCTION OF THE WEST LINE OF SAID TRACT 16 FOR A DISTANCE OF 52.03 FEET;
THENCE S 88°43'03" E 149.96 FEET TO THE EAST LINE OF THE WEST 30 FEET OF SAID TRACT 18 AND THE TRUE POINT OF BEGINNING;
THENCE N 88°43'03" W 100.98 FEET;
THENCE N 1°29'52" E 26.21 FEET;
THENCE N 22°51'28" W 33.415 FEET;
THENCE N 40°06'44" W 19.55 FEET TO A POINT WHICH BEARS N 51°57'56" E DISTANT 30.52 FEET FROM THE POINT OF BEGINNING;
THENCE N 51°57'56" E 45.63 FEET TO THE EAST LINE OF SAID TRACT 16;
THENCE N 0°01'54" E ALONG SAID EAST LINE 81.30 FEET;
THENCE S 80°58'06" E 30.00 FEET;
THENCE N 0°01'54" E 80.00 FEET;
THENCE N 89°58'06" W 15 FEET;
THENCE N 0°01'54" E TO THE OUTER LIMITS OF THE SHORELANDS OF LAKE WASHINGTON;
THENCE EASTERLY ALONG SAID OUTER LIMITS TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 30 FEET OF SAID TRACT 18;
THENCE S 0°01'54" W ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING (HEREINAFTER SOMETIMES REFERRED TO AS "REVISED PARCEL B:).

TOGETHER WITH AN EASEMENT APPURTENANT TO REVISED PARCEL B FOR INGRESS, EGRESS AND UTILITIES, SAID EASEMENT BEING 20 FEET IN WIDTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 16;
THENCE S 0°01' 54" W ALONG THE SOUTHERLY PRODUCTION OF THE WEST LINE OF SAID TRACT 16 FOR A DISTANCE OF 25.40 FEET;
THENCE N 51°57'56" E 46.78 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED MAIN TRACT;
THENCE N 22°51'28" W ALONG SAID EASTERLY LINE OF THE ABOVE DESCRIBED MAIN TRACT FOR A DISTANCE OF 0.475 FEET;
THENCE N 40° 06'44 " W 19.55 FEET;
THENCE S 51°57'56" W 30.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT APPURTENANT TO REVISED PARCEL B TOR UNDERGROUND UTILITIES, SAID EASEMENT BEING 10 FEET IN WIDTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 16;
THENCE S 0°01'54" W ALONG THE SOUTHERLY PRODUCTION OF THE WEST LINE OF SAID TRACT 16 FOR A DISTANCE OF 25.40 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 0°01'54" W 12.70 FEET;
THENCE N 51°57'56" E 51.91 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE ABOVE DESCRIBED MAIN TRACT;
THENCE N 22°51'28" W 10.36 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED 20-FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES;

EXHIBIT "A"
Legal Description

THENCE S 51°57'56" W ALONG THE SOUTHEASTERLY LINE OF SAID 20-FOOT WIDE EASEMENT FOR A DISTANCE OF 46.78 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT APPURTENANT TO REVISED PARCEL B FOR EXISTING SANITARY SIDE SEWER BEING 4 FEET IN WIDTH, 2 FEET ON EACH SIDE OF A CENTERLINE FOR EXISTING SIDE SEWER OVER THAT PORTION OF TRACTS 16 AND 17, FABEN'S POINT WATERFRONT TRACTS ACCORDING TO PLAT RECORDED IN [VOLUME 33 OF PLATS, PAGES 17](#) AND 18, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 16;

THENCE N 51°57'56" E 76.21 FEET TO THE EAST LINE OF SAID TRACT 16;

THENCE N 0°01'54" E ALONG SAID EAST LINE 81.30 FEET;

THENCE S 89°58'06" E 30.00 FEET;

THENCE N 0°01'54" E 71.00 FEET TO THE EXISTING LOCATION OF SAID SIDE SEWER AND THE TRUE POINT OF BEGINNING OF THE CENTER LINE HEREIN DESCRIBED;

THENCE N 88°46'47" W ALONG SAID CENTERLINE 67.60 FEET;

THENCE N 33°31'27" W ALONG SAID CENTERLINE 26.50 FEET;

THENCE NORTHERLY ALONG SAID CENTERLINE TO A CONNECTION WITH THE EXISTING LAKE FRONT SEWER LINE AND THE TERMINUS OF SAID CENTERLINE.

TOGETHER WITH AN EASEMENT APPURTENANT TO REVISED PARCEL B FOR THE PURPOSE OF LANDSCAPING AND MAINTENANCE AS A PART OF AND IN COMMON WITH REVISED PARCEL B AND FOR THE PURPOSE OF ERECTING AND MAINTAINING A BRICK WALL ALONG THE WESTERLY EDGE THEREOF, SO THAT THE SAME MAY BE ENCLOSED AS A PORTION OF AND IN COMMON WITH REVISED PARCEL B, TOGETHER WITH SUBADJACENT AND LATERAL SUPPORT NECESSARY TO SUPPORT SUCH WALL WITHOUT INJURY, UPON AND OVER THAT PORTION OF TRACTS 16 AND 17, FABEN'S POINT WATERFRONT TRACTS ACCORDING TO PLAT RECORDED IN [VOLUME 33 OF PLATS, PAGES 17](#) AND 18, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF TRACT 16, FABEN'S POINT WATERFRONT TRACTS AS RECORDED IN [VOLUME 33 OF PLATS, PAGES 17](#) AND 18, RECORDS OF KING COUNTY, WASHINGTON, SAID CORNER BEING ON THE WEST LINE OF SAID REVISED PARCEL A;

THENCE N 51°57'56" E 76.17 FEET TO AN ANGLE POINT IN THE COMMON BOUNDARY LINE BETWEEN REVISED PARCEL A AND REVISED PARCEL B AS SHOWN ON SAID BOUNDARY LINE REVISION SURVEY DRAWING;

THENCE N 0°01'54" E ALONG SAID COMMON BOUNDARY LINE 81.30 FEET TO AN ANGLE POINT IN SAID COMMON BOUNDARY LINE;

THENCE S 89°58'06" E ALONG SAID COMMON BOUNDARY LINE 30.00 FEET TO AN ANGLE POINT IN SAID COMMON BOUNDARY LINE, SAID ANGLE POINT BEING THE TRUE POINT, OF BEGINNING;

THENCE N 0°01'54" E ALONG SAID COMMON BOUNDARY LINE 80.00 FEET TO AN ANGLE POINT IN SAID COMMON BOUNDARY LINE;

THENCE N 89°58'06" W ALONG SAID COMMON BOUNDARY LINE 9.00 FEET;

THENCE S 0°01'54" W 80.00 FEET TO AN INTERSECTION WITH SAID COMMON BOUNDARY LINE;

THENCE S 89°58'06" E ALONG SAID COMMON BOUNDARY LINE 9.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE UNDERTAKING OF GRANTORS JOHN J. MERLINO AND SUZANNE MERLINO LUND, AS A COVENANT RUNNING WITH, AND AS A SERVITUDE AND RESTRICTION UPON, THE REAL PROPERTY HEREINAFTER DESCRIBED AND DESIGNATED AS THE "SERVIENT ESTATE", UNTO AND FOR THE BENEFIT OF E. J. FERULLO AS AND FOR HIS SEPARATE ESTATE, AS THE OWNER OF REVISED PARCEL B, HIS HEIRS, SUCCESSORS, AND ASSIGNS FOREVER, THAT THEY WILL NOT BUILD, OR SUFFER TO BE BUILT, ANY STRUCTURE UPON THE SERVIENT ESTATE WHICH IS CLOSER THAN FOUR FEET FROM THE WESTERLY EDGE OF THE REAL PROPERTY WHICH IS SUBJECT TO THE EASEMENT GRANTED IN THE PRECEDING PARAGRAPH OF THIS DEED.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B

(continued)

6. Notice of additional tap or connection charges, and the terms and conditions thereof:

Recording Date: December 6, 1977

[Recording No.:](#) [7712060812](#)

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 Boundary Line Revision:

[Recording No.:](#) [8811219003](#)

PLOTTED - ALSO PLOTTED SEVERAL EXISTING EASEMENTS SHOWN THAT ARE NOT REFERENCED IN THIS COMMITMENT.

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

Purpose: Temporary construction easement

Recording Date: June 27, 2009

[Recording No.:](#) [20090627001216](#)

Affects: as described in said instrument

UNABLE TO PLOT - APPEARS TO BE EXPIRED.

9. Question of location of lateral boundaries of said second class tidelands or shorelands.

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

11. 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.

12. 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.

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

14. 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: 2023

[Tax Account No.:](#) [243970-0105-06](#)

Levy Code: 1031

Assessed Value-Land: \$5,380,000.00

Assessed Value-Improvements: \$2,186,000.00

General and Special Taxes:

Billed: \$46,391.07

Paid: \$46,391.07

Unpaid: \$0.00

SCHEDULE B
(continued)

15. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
16. 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.
17. Pending probate proceedings in the estate of
- | | |
|-----------------------------|------------------|
| Name of decedent: | Ernest J Ferullo |
| Date of death: | October 22, 2023 |
| County: | King |
| Court: | Superior |
| Case No.: | 23-4-08581-4 |
| Personal Representative(s): | Brett J Ferullo |
| Attorney for the Estate: | Matthew Wiese |

The personal representative(s) has been granted non-intervention powers to sell, convey or mortgage the Land.

18. Possible lien against the estate of Ernest J Ferullo, deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs of medical care provided, if any.

This exception will not appear in the policy if the Proposed Insured(s) shown in Paragraph 2 of Schedule A are unrelated to the deceased, are purchasing for fair market value, and Department of Social and Health Services does not record a notice of lien prior to the closing.

19. The lien of any state or federal estate tax by reason of the death of a former owner of said Land,

Decedent: Ernest J Ferullo

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 TRACTS 16, 17 AND 18, FABEN'S POINT WATERFRONT TRACTS
[Tax Account No.: 243970-0105-06](#)

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

1910 Faben Dr
Mercer Island, WA 98040

END OF SCHEDULE B