

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0049427-06**  
**Update THIRD**  
**GUARANTEE**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

City of Seattle, Real Estate Services

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 2300**  
**Seattle, WA 98104**

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

President

Attest:

Secretary

ISSUING OFFICE:
Title Officer: Commercial Unit Chicago Title Company of Washington 701 5th Avenue, Suite 2300 Seattle, WA 98104 Main Phone: (206)628-5610 Email: WA-Commercial@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$500.00	\$48.00

Effective Date: June 12, 2018 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:

The City of Seattle, a municipal corporation

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

Lots 7 and 8 in Block 24, Mercer's Second Addition to North Seattle, according to the plat thereof recorded in Volume 2 of Plats page 7, in King County, Washington;

Except the East 28 feet thereof; and

Except the North 10 feet of Lot 7.

**SCHEDULE B**

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: December 11, 2006  
Recording No.: 200061211900005  
Matters shown: Concrete wall 12' onto the easterly adjoiner
3. The property herein described is carried on the tax rolls as exempt. However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:  
  
Tax Account No.: 545780-0296-03  
Levy Code: 0010
4. 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: 2018  
Tax Account No.: 545780-0296-03  
Levy Code: 0010  
Assessed Value-Land: \$(not disclosed)  
Assessed Value-Improvements: \$(not disclosed)  
  
Special Taxes:  
Billed: \$664.09  
Paid: \$332.05  
Unpaid: \$332.04
5. 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.
6. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
7. The legal description in this certificate is based on information provided with the application and the Public Records. All parties must notify the Title Insurance Company if the description does not conform to their expectations.
8. Restrictive Covenant, Easement and Circulation Area Agreement and the terms and conditions thereof:  
  
Between: The City of Seattle  
And: 225 Roy LLC  
Recording Date: October 24, 2017  
Recording No.: 20171024000528

**SCHEDULE B**  
(continued)

9. Quit Claim Deed and Reservation of Access Easement Agreement and the terms and conditions thereof:

Between: City of Seattle  
And: 225 Roy LLC  
Recording Date: March 27, 2018  
Recording No.: 20180327001285

Said instrument is a re-recording of instrument recorded under recording no. 20171031002230.

10. Reciprocal Tieback & Crane Boom Easement Agreement and the terms and conditions thereof:

Between: City of Seattle  
And: 225 Roy LLC  
Recording Date: April 3, 2018  
Recording No.: 20180403000719

Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

**END OF SCHEDULE B**