

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48209246**

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees 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.

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.

Dated: March 9, 2023

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

*Laura Woodiwiss*

Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-48209246

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]* President  
ATTEST *[Signature]* Secretary

# SUBDIVISION GUARANTEE

Order No.: 582629AM  
Guarantee No.: 72156-48209246  
Dated: March 9, 2023 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40  
Extra Chain Fee: \$150.00  
Sales Tax: \$12.60

Your Reference: 2690 Rader Rd, Ellensburg, WA 98926

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

## TRACT A:

The East Half of the Northeast Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

## EXCEPT:

1. Tract of land conveyed to Kittitas Reclamation District by deed dated December 19, 1929, recorded in Book 48 of Deeds, page 189.
2. Right of way for Carpenter County Road.
3. The East 60 feet of the Northeast Quarter of the Northeast Quarter.
4. The East 60 feet of the North 60 feet of the Southeast Quarter of the Northeast Quarter of said Section 16.

## TRACT B:

The East Half of the Southeast Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT Lots 1 and 2, of PATTERSON SHORT PLAT, Kittitas County Short Plat No. SP-11-00007, as recorded January 13, 2012, in Book K of Short Plats, pages 235 and 236, under Auditor's File No. 201201130002, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

## TRACT C:

Lot 1, of [PATTERSON SHORT PLAT](#), Kittitas County Short Plat No. SP-11-00007, as recorded January 13, 2012, in Book K of Short Plats, pages 235 and 236, under Auditor's File No. 201201130002, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-48209246

Randy William Patterson, presumptively subject to the community interest of his spouse,  
Shannon M. Patterson

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 582629AM  
Policy No: 72156-48209246

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$5,244.49  
Tax ID #: 884334 (Affects: Tract A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,622.25  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$2,622.24  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

Subdivision Guarantee Policy Number: 72156-48209246

7. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.  
Amount: \$35.00 (Due)  
Parcel No.: 884334 (Affects: Tract A)

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

8. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$394.29  
Tax ID #: 174334 (Affects: Tract A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$197.15  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$197.14  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

9. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$577.75  
Tax ID #: 184334 (Affects: Tract B)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$288.88  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$288.87  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 13, 2023

10. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$159.20  
Tax ID #: 957547 (Affects: Tract C)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$79.60  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$79.60  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

11. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. [208267](#), no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

12. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

13. Waiver of damages contained in deeds to the Kittitas Reclamation District, recorded in Book 48 of Deeds, page 129, under Auditor's File No. [98055](#), in Book 48 of Deeds, page 189, under Auditor's File No. [98732](#), and in Book 48 of Deeds, page 447, under Auditor's File No. [100221](#), as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledged full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by the grantee, its successors and assigns, over and upon the premises herein conveyed."

14. The provisions contained in Instrument,  
Recorded: April 29, 1946,  
Instrument No.: [207161](#).  
As follows:

"It is understood that the grantors are the owners of and are retaining their ownership in the West Half of the Southeast Quarter of said Section 16, and that the grantees are the owners of the East Half of the Northeast Quarter of said Section 16; that a Kittitas Reclamation District lateral extends across the Southern border of the grantees said tract and that the land conveyed hereunder cannot be irrigated from said lateral without flooding and damaging by sub-irrigation the said tract retained by the grantors; therefor, as a material condition of this sale, the Grantees, for themselves and for their successors, heirs or assigns, covenant that the land conveyed hereunder shall not be irrigated from said lateral, but that the same shall be irrigated from water conveyed across the East Half of the Northeast Quarter of said Section 16, and such prohibition shall be covenant running with the land conveyed hereunder and, further, that in any subsequent sale or conveyance of any of the land herein involved, appropriate provision shall be made to grant in favor of the land conveyed hereunder proper easements across the said land of the grantees as will enable the tract conveyed herein to be irrigated as aforesaid."

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Patterson Short Plat,  
Recorded: January 13, 2012  
Book: K of Short Plats Page: 235 and 236  
Instrument No.: [201201130002](#)  
Matters shown:  
a) Location of fence line in relation to East and South boundaries of said Lot 1  
b) 60' access easement  
c) Notes contained thereon  
d) Dedication contained thereon

**END OF EXCEPTIONS**

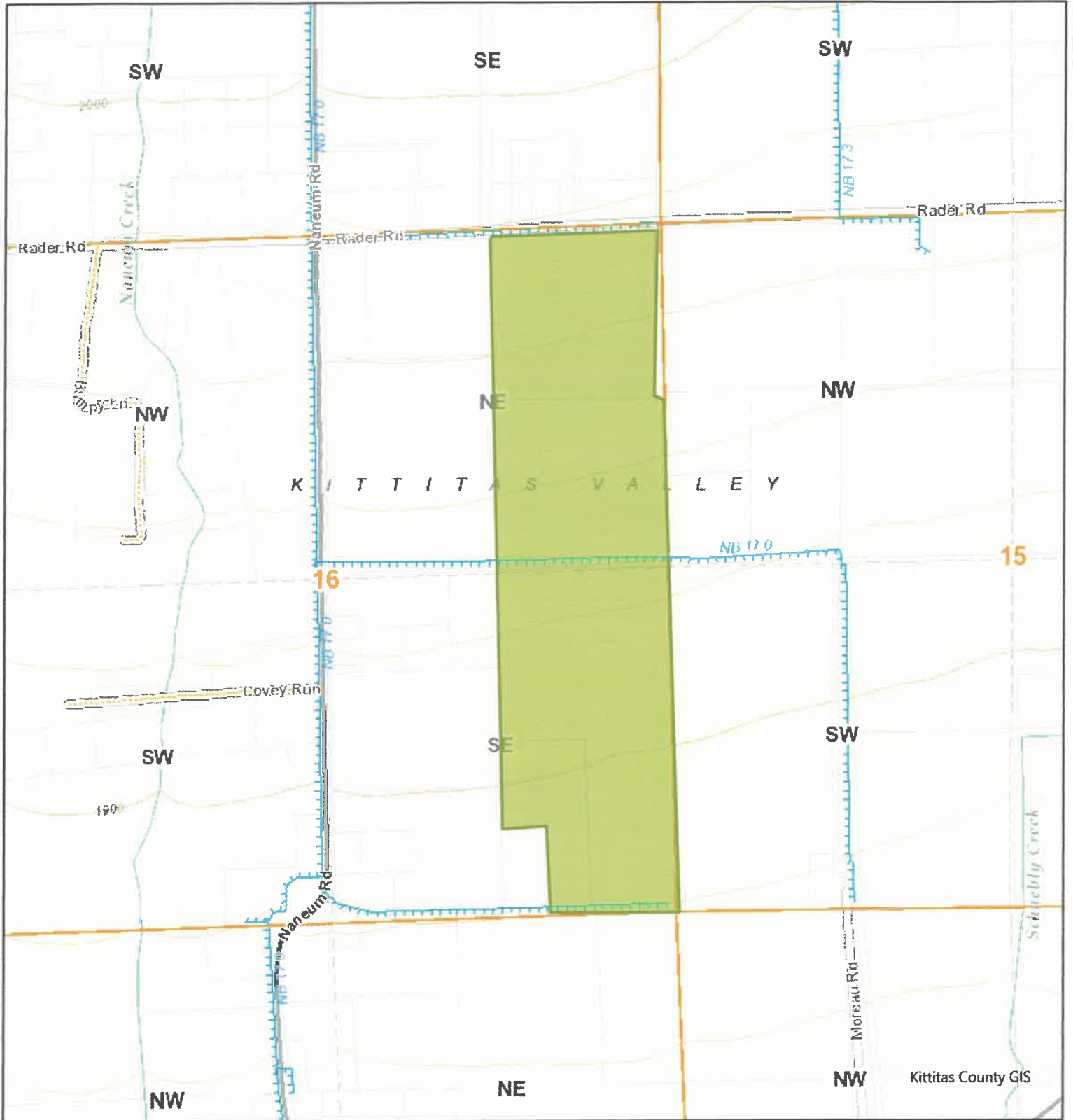
**Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn of the E Half of the NE Quarter, ptn of the E Half of the SE Quarter, and Lot 1, PATTERSON SHORT PLAT, Book K of Short Plats, pgs 235 and 236, ptn of the SE Quarter, all in Section 16, Township 18 N, Range 19 E, W.M.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

# Parcels 957547, 884334, 174334 & 184334



Date: 3/10/2023

1 inch equals 1,505 feet

0 0.1 0.2 0.4 mi



**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

