

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48153931**

## UPDATED 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: April 10, 2023

Issued by:

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

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

*(Signature)*

President

ATTEST

*(Signature)*

Secretary

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

Subdivision Guarantee Policy Number: 72156-48153931

# UPDATED SUBDIVISION GUARANTEE

Order No.: 568178AM  
Guarantee No.: 72156-48153931  
Dated: April 10, 2023 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Your Reference: 3111 Cleman 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:

**PARCEL 1:**

That portion of the Southwest Quarter of the Southeast Quarter of Section 14, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, that lies East and South of the Southeasterly right of way line of the Ellensburg Water Company Canal.

**PARCEL 2:**

That portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, that lies East and South of the Southeasterly right of way line of the Ellensburg Water Company Canal.

**PARCEL 3:**

That portion of the South Half of the Northwest Quarter lying Easterly of the Easterly boundary line of the Ellensburg Town Ditch right of way in Section 23, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

**PARCEL 4:**

The Southwest Quarter of the Northeast Quarter and the West Half of the Southeast Quarter of Section 23, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. Right of way of canal of Ellensburg Water Company;
2. Right of way of county road along the South boundary line thereof.

**PARCEL 5:**

That portion of the East Half of the East Half of Section 23, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies Southerly and Westerly of the Ellensburg Water Company Canal.

**EXCEPT:**

1. Right of way for Cleman County Road.
2. Right of way for Sorenson County Road.

Title to said real property is vested in:

Brian T. Williams and Brita L Williams, Trustees of the Williams Family Trust Agreement dated June 11, 1987

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 568178AM  
Policy No: 72156-48153931

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: \$21.07  
Tax ID #: 752236 (Affects: Parcel 1)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$21.07  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

Subdivision Guarantee Policy Number: 72156-48153931

7. Tax Year: 2023  
Tax Type: Irrigation  
Total Annual Tax: \$70.00  
Tax ID #: 752236 (Affects: Parcel 1)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$35.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$35.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
8. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$256.98  
Tax ID #: 742236 (Affects: Parcel 2)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$128.49  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$128.49  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
9. Tax Year: 2023  
Tax Type: Irrigation  
Total Annual Tax: \$1,750.00  
Tax ID #: 742236 (Affects: Parcel 2)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$875.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$875.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
10. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$77.83  
Tax ID #: 688436 (Affects: Parcel 3)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$38.92  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$38.91  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

11. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$410.52  
Tax ID #: 540133 (Affects: Parcel 4)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$205.26  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$205.26  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
12. Tax Year: 2023  
Tax Type: Irrigation  
Total Annual Tax: \$1,050.00  
Tax ID #: 540133 (Affects: Parcel 4)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$525.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$525.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
13. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$5,308.88  
Tax ID #: 570133 (Affects: Parcel 4)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,654.44  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$2,654.44  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
14. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.  
Amount: \$35.00 (Due)  
Parcel No. : 570133 (Affects: Parcel 4)

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.

15. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$3,677.61  
Tax ID #: 267236 (Affects: Parcel 5)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,838.81  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,838.80  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
16. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.  
Amount: \$35.00 (Due)  
Parcel No. : 267236 (Affects: Parcel 5)

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.

17. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$370.13  
Tax ID #: 550133 (Affects: Parcel 5)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$185.07  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$185.06  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
18. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$25.55  
Tax ID #: 560133 (Affects: Parcel 5)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$25.55  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
19. 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.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ralph N Post and Everett M Miller  
Purpose: Construction and maintenance of ditches and also right of way for a roadway across said lands  
Recorded: December 10, 1909  
Instrument No.: [25695](#)  
Book 19 of Deeds, Page 355  
Affects: Portion of the Southeast Quarter of said Section 23
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Electric transmission and distribution line  
Recorded: October 6, 1928  
Instrument No.: [92633](#)  
Book 46 of Deeds, Page 574  
Affects: Portion of the West Half of the Southeast Quarter of Section 14
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Harold J. Cleman and Anna Cleman, his wife  
Purpose: Waste water  
Recorded: April 15, 1931  
Instrument No.: [104812](#)  
Book 49 of Deeds, Page 355  
Affects: A portion of said premises
23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Svend Sorenson  
Purpose: Right of way for irrigation ditch  
Recorded: May 25, 1934  
Instrument No.: [116304](#)  
Book 53 of Deeds, Page 204  
Affects: Portion of the West Half of the Southeast Quarter of said Section 14
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Drainage ditches and drain pipe  
Recorded: January 22, 1974  
Instrument No.: [387443](#)  
Affects: A portion of said premises
25. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

**END OF EXCEPTIONS**



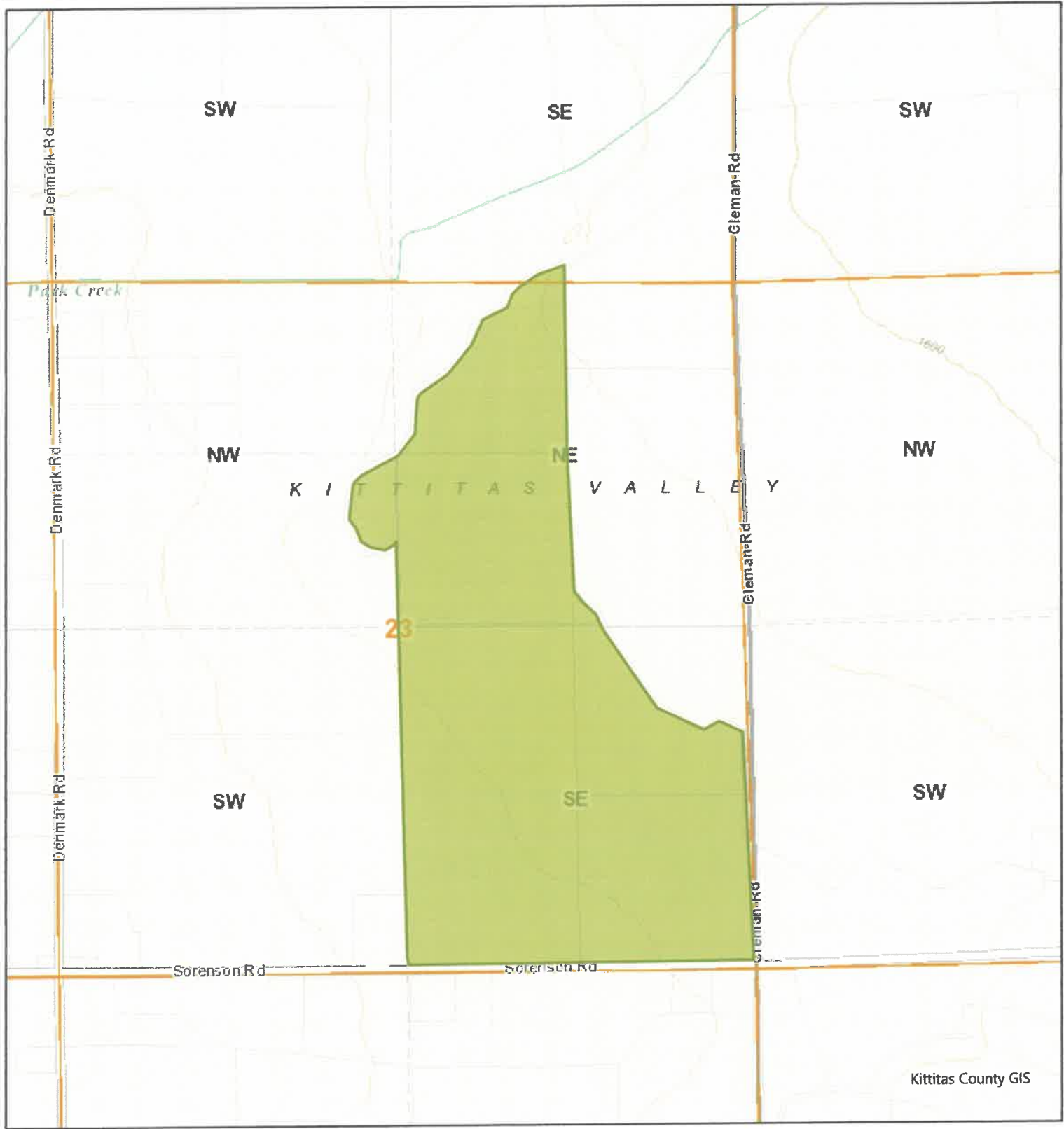
**Notes:**

- 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 SW Quarter of the SE Quarter, ptn of the NW Quarter of the NE Quarter, ptn of the S Half of the NW Quarter, the SW Quarter of the NE Quarter and the W Half of the SE Quarter, ptn of the E Half, all in Section 14, Township 17 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**

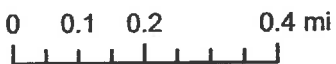
Parcels 752236, 742236, 688436, 540133, 560133, 550133, 570133 & 267236



Kittitas County GIS

Date: 10/24/2022

1 inch equals 1,505 feet



**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.

