

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47979414

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: May 15, 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: 72156-47979414

UPDATED SUBDIVISION GUARANTEE

Order No.: 532757AM
Guarantee No.: 72156-47979414
Dated: May 15, 2023

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: 1565 Bitterbrush Dr & NKA HWY 97, 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 A:

Parcels 2A and 3A of that certain Survey as recorded August 8, 2022, in Book 44 of Surveys, page 245, under Auditor's File No. [202208080019](#), records of Kittitas County, Washington; being a portion of the West Half of Section 1, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

PARCEL B:

A non-exclusive easement for ingress and egress, 60 feet in width, designated as Easement "Q" on that certain survey recorded September 19, 2005, in Book 31 of Surveys, pages 184 and 185, under Auditor's File No. 200509190016, except that portion lying within Parcel A above.

Title to said real property is vested in:

Tyler Moulton and Angelique Moulton, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 532757AM
Policy No: 72156-47979414

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: \$3,915.86
Tax ID #: 726333
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,957.93
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$1,957.93
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023
Affects: Parcel 3A

7. Water Metering assessment for the year 2023, which becomes delinquent after October 31, 2023, if not paid.
Amount: \$90.00 (Paid) \$90.00 (Due)
Parcel No. : 726333

Subdivision Guarantee Policy Number: 72156-47979414

8. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 726333
Affects: Parcel 3A

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.

9. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$790.33
Tax ID #: 951015
Taxing Entity: Kittitas County Treasurer
First Installment: \$395.17
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$395.16
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023
Affects: Parcel 2A
10. 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.
11. Liens, levies and assessments of the Maintenance Provisions set forth in Declaration recorded under Auditor's File No. [200503250047](#).
12. Any question arising due to discrepancies in the legal description set forth in Paragraph 5 of Schedule "A" herein as disclosed by that certain survey recorded in Book 12 of Surveys, Page 9, under Auditor's File No. [472647](#), and various deeds of record.
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A 60 foot wide easement for ingress, egress and utilities
Recorded: August 3, 1981
Instrument No.: [454201](#)
Affects: Portion of said premises
14. Declaration of Non-Exclusive Ingress, Egress and Utility Easements with Road Maintenance Provisions, including the terms and provisions thereof for the purposes stated therein and rights incidental thereto as set forth in instrument:
Executed By: Frank Ragland and Judy Ragland, husband and wife, and Henry McCleary and Leila McCleary, husband and wife
Recorded: March 25, 2005
Instrument No.: [200503250047](#)
Affects: Said premises and other land

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 19, 2005
Book: 31 of Surveys, Pages: 184 and 185
Instrument No.: [200509190016](#)
Matters shown:
a) Access and utility Easement "Q", 60 feet in width, and cul-de-sac of undisclosed radius
b) Notes contained thereon
16. Declaration of Protective Covenants, Conditions and Restrictions of Overlook, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: December 1, 2005
Instrument No.: [200512010058](#)
17. Hayward/Ragland Water System Water Service Agreement, and the terms and conditions contained therein
Recorded: June 16, 2015
Instrument No.: [201506160043](#)
18. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: April 26, 2019
Instrument No.: [201904260007](#)

Said document does not clearly delineate which properties it is meant to affect.
19. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions contained therein
Between: Tyler Moulton
And: County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department
Recorded: July 23, 2019
Instrument No.: [201907230048](#)
Affects: A portion of said premises
20. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$313,400.00
Trustor/Grantor: Tyler Moulton and Angelique Moulton, husband and wife
Trustee: AmenTitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Homeside Financial, LLC
Dated: August 12, 2020
Recorded: August 17, 2020
Instrument No.: [202008170030](#)
Affects: A portion of said premises
21. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: January 28, 2022
Instrument No.: [202201280066](#)

22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 8, 2022
Book: 44 of Surveys Page: 245
Instrument No.: [202208080019](#)
Matters shown:
a) Easements shown thereon
b) 55' radius cul de sac
c) Notes 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: Parcels 2A and 3A, Book 44 of Surveys, page 245, ptn of the W Half of Section 1, Township 18 N, Range 17 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