

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322162

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: October 10, 2023

Issued by:

AmeriTitle, LLC
503 N Pearl St., Ste 101
Ellensburg, WA 98926
(509)925-1477

Kami Sinclair

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Almond M. Pina L

President

ATTEST

John C. [Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-48322162

SUBDIVISION GUARANTEE

Order No.: 611255AM
Guarantee No.: 72156-48322162
Dated: October 10, 2023

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

Your Reference: NKA 1st St., Easton, WA 98925

Assured: Nathan Graham

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:

See attached Exhibit 'A'

Title to said real property is vested in:

Nathan Graham, as Successor Trustee of the Glenn A. Graham Testamentary Trust dated March 18, 1992 as to Parcel 1 and Nathan A. Graham, a married person, as his sole and separate property as to Parcel 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48322162

(SCHEDULE B)

Order No: 611255AM
Policy No: 72156-48322162

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: \$453.42
Tax ID #: 481934
Taxing Entity: Kittitas County Treasurer
First Installment: \$226.71
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$226.71
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023
Affects: Parcel 1

Subdivision Guarantee Policy Number: 72156-48322162

7. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$556.27
Tax ID #: 501934
Taxing Entity: Kittitas County Treasurer
First Installment: \$278.14
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$278.13
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023
Affects: Parcel 2
8. Possibility of tap or connection charges levied by Kittitas County Water District No. 3, Washington, with respect to connection to either the city water or sewer facilities, notice of which is given by instrument recorded September 1, 1993, in Volume 346, page 79, under Kittitas County Auditor's File No. [563006](#).
9. Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of the Land referenced herein as vacated street or alley, vacated by resolution filed in [Book "O", Page 618](#).
10. Pending Probate Proceedings in Kittitas County Superior Court of the Estate of Barbara C. Graham a/k/a Barbara Graham-Howe,
Date of Death: September 14, 2022
Case Number: 22-4-00119-19
Personal Representatives/Administrators of said Estate: Amy Mills and Nathan Graham
Attorney for the Estate: Ellis Law Offices

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

END OF EXCEPTIONS

Notes:

Subdivision Guarantee Policy Number: 72156-48322162

Note No. 1: 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.

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: Lot 12, Block 4 and Lots 7 and 8, Block 5, SOUTH EASTON, Book 2 of Plats, Page 24.

Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

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

EXHIBIT 'A'

File No. 611255AM

Parcel 1

Lot 12, Block 4, SOUTH EASTON, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, page 24, records of said County.

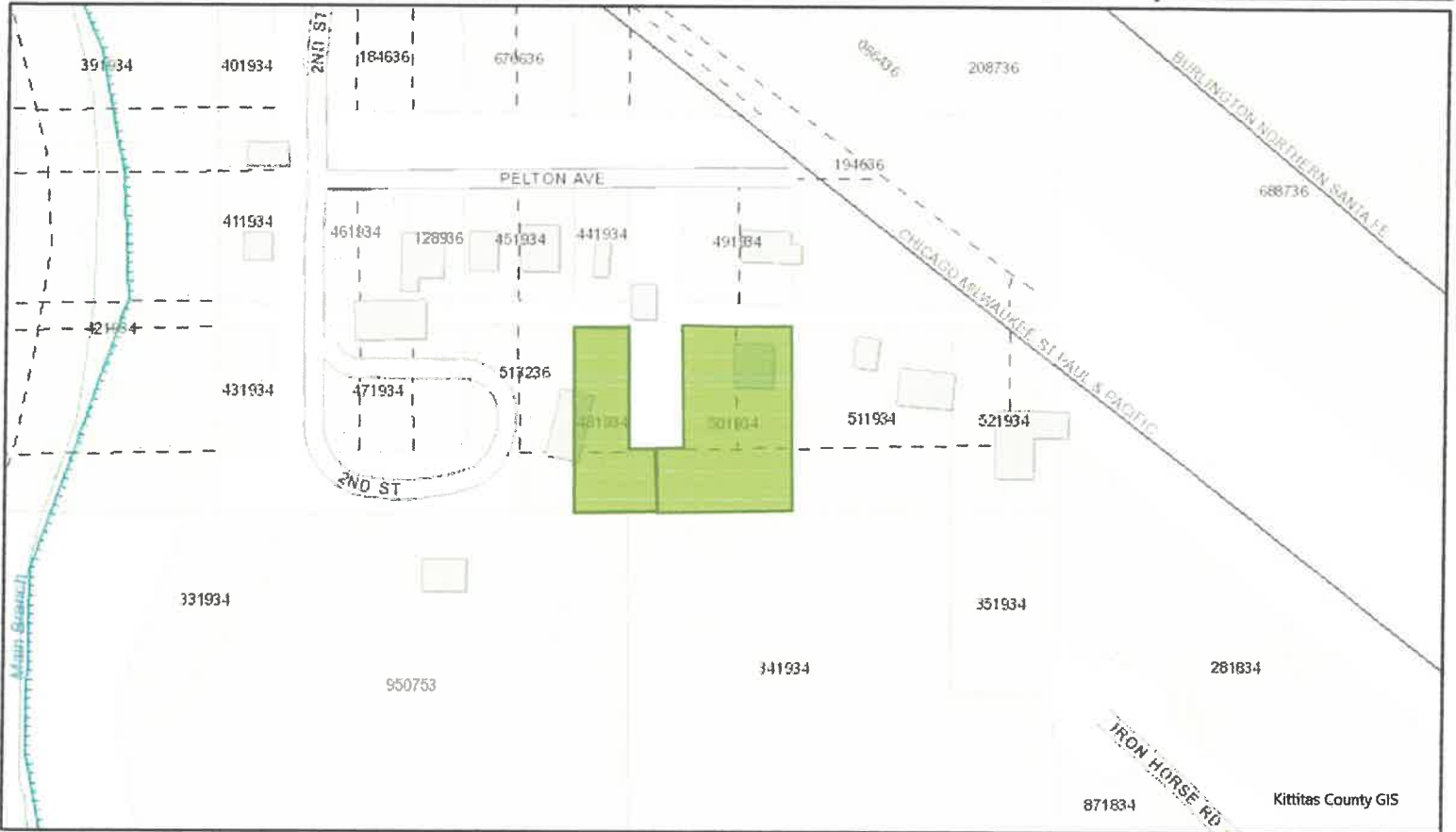
Together with that portion of vacated Kichelos Avenue which would accrue thereto by operation of law.

Parcel 2

Lots 7 and 8, Block 5, SOUTH EASTON, in the County of Kittitas State of Washington, as per plat thereof recorded in Book 2 of Plats, page 24, records of said County.

Together with that portion of vacated Kichelos Avenue which would accrue thereto by operation of law.

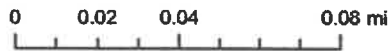
NKA 1st St. Easton



Date: 10/11/2023

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.

1 inch equals 188 feet



Kittitas County GIS

Kittitas County GIS