

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474155

RECEIVED  
APR 23 2024

## GUARANTEE

Kittitas County CDS

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 15, 2024

Issued by:

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

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *Agnes Ripstein L*

President

ATTEST  
*Tom C. [Signature]*

Secretary

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

Subdivision Guarantee Policy Number: 72156-48474155

# SUBDIVISION GUARANTEE

Order No.: 630346AM  
Guarantee No.: 72156-48474155  
Dated: April 15, 2024

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

Your Reference: Zammit & Lichota

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:

See attached Exhibit 'A'

Title to said real property is vested in:

Michael Zammit and Lisayvonne Zammit, husband and wife, as to Tract A  
Marek Lichota and Eva Lichota, husband and wife, as to Tract B

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 630346AM  
Policy No: 72156-48474155

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. 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: 2024  
Tax Type: County  
Total Annual Tax: \$2,225.95  
Tax ID #: 944133  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,112.98  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$1,112.97  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2024

Subdivision Guarantee Policy Number: 72156-48474155

5. Tax Year: 2024  
Tax Type: County  
Total Annual Tax: \$3,681.87  
Tax ID #: 256236  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,840.94  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$1,840.93  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2024
6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Arthur Bohoskey et al..  
Recorded: February 4, 1952  
Book: 88, Page 462  
Instrument No.: [228046](#)  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Agreement and the terms and conditions contained therein  
Between: Yakima-Mineral Lease Company  
And: Yakima Sheep Company, an Oregon Corp.  
Recorded: May 20, 1958  
Instrument No.: [270246](#)
8. Agreement for Purchase of Power, including the terms and provisions thereof,  
Recorded: January 25, 1979  
Instrument No.: [429579](#), [429580](#), [429581](#), [429582](#), [429583](#) and [429584](#)  
Between: Public Utility District No. 1 of Kittitas County  
And: Burbank Creek
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Access and utilities  
Recorded: March 6, 1981  
Instrument No.: [450140](#)  
Affects: A portion of said premises  
  
Said easement amended by instrument January 25, 1983 under Auditor's File No. [467244](#).
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Pacific Northwest Bell Telephone Company, a Washington Corporation  
Purpose: Underground communication lines  
Recorded: March 6, 1981  
Instrument No.: [450142](#)  
Affects: A portion of said premises
11. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:  
Granted To: Pacific Northwest Bell Telephone Company, a Washington Corporation and Public Utility District No. 1 of Kittitas County  
Recorded: September 10, 1981  
Instrument No.: [455424](#)

12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Pacific Northwest Bell Telephone Company, a Washington Corporation, and Public Utility District No. 1 of Kittitas County  
Purpose: Communication and power lines  
Recorded: October 19, 1981  
Instrument No.: [456469](#)  
Affects: A portion of said premises
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: March 6, 1984  
Book: 13 Page: 7  
Instrument No.: [480175](#)  
Matters shown:  
a) Easement shown thereon
14. Road Maintenance Agreement, including the terms and provisions thereof,  
Recorded: July 7, 2003  
Instrument No.: [200307070074](#)  
Between: Winfred Clemenson, Steven Mahre, Danny Burrill, George Verhuel & Julie Verhuel  
And: John Schrier and Sandra K. Schrier, David Thorp and Martha Thorp, Margaret Walsh
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 21, 2023  
Book: 46 of Surveys Page: 39  
Instrument No.: [202312210038](#)  
Matters shown:  
a) Easements shown thereon b) Notes contained thereon
16. The provisions contained in Deed,  
Recorded: August 12, 2013,  
Instrument No.: [201308120014](#).  
As follows: No Manufactured Houses on property .
17. 2 Party Shared Well Water Users Agreement, including the terms and provisions thereof,  
Recorded: August 31, 2015  
Instrument No.: [201508310051](#)  
Between: Marek Lichota  
And: John Angel-Shenberger  
  
Re-recorded: September 4, 2015 Instrument No.: [201509040002](#)
18. Effect, if any, of a Quit Claim Deed,  
From: Eva Lichota  
To: Marek Lichota  
Recorded: November 3, 2022  
Instrument No.: [202211030034](#)

**END OF EXCEPTIONS**

**Notes:**

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.

We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;  
Recorded: October 2, 1996  
Auditor's File No.: [199610020051](#)  
Manufactured Home: 1996 FUQUA 24' x 52' VHMI: 14817

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 4, Book 13 of Surveys, Page 7, ptn of NW Quarter of Section 22, Township 15N, Range 19E, W.M. AND Parcel 1, Book 7 of Surveys, page 65, ptn of SE Quarter of Section 21 and a ptn of SW Quarter of Section 22, Township 15N, Range 19E, W.M.

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. 630346AM

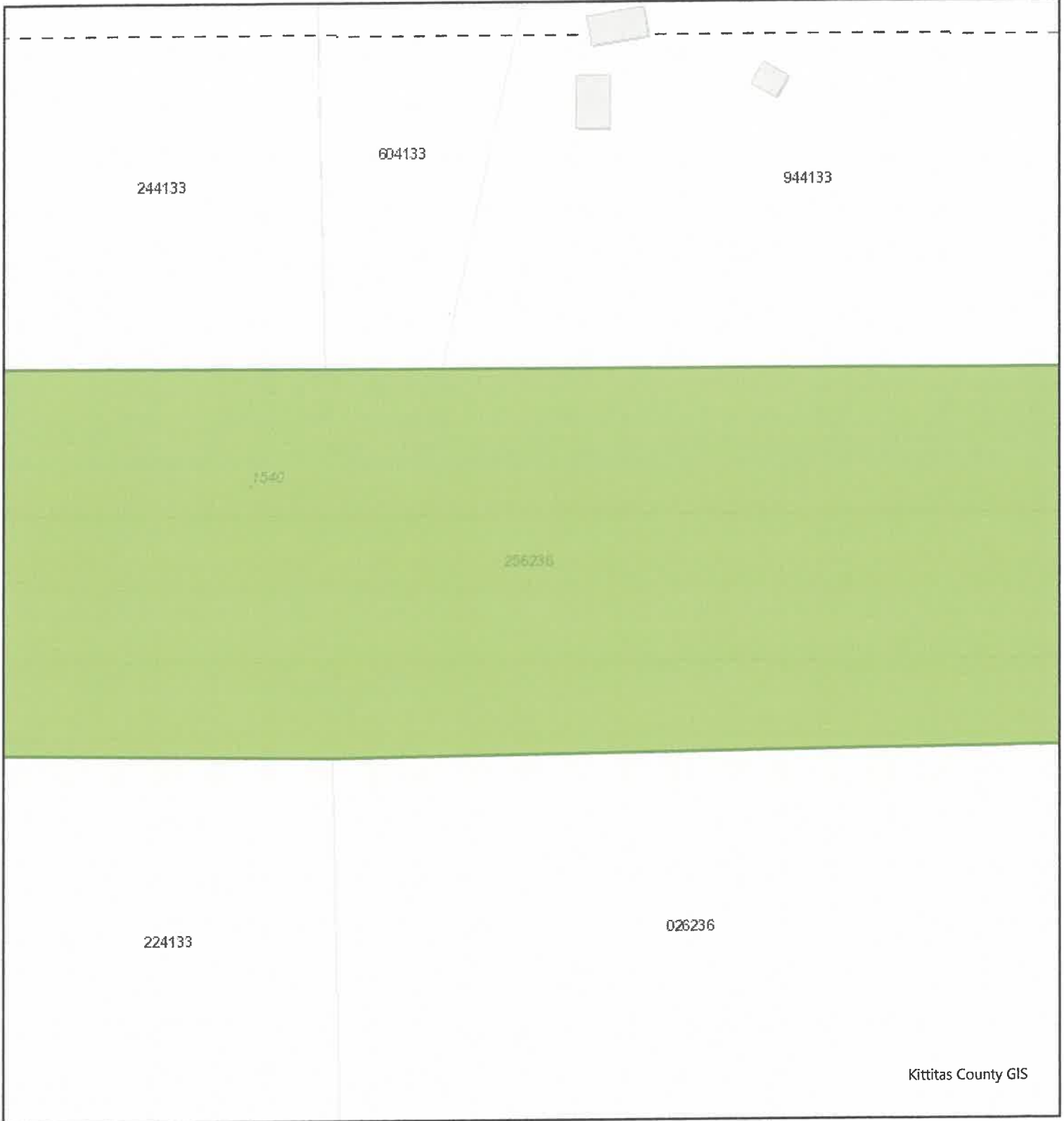
**TRACT A:**

Lot 4 as described and/or delineated on that certain Survey recorded June 28, 1984 in Book 13 of Surveys, Page 7 and under Auditor's File Number [480175](#), records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 22, Township 15 North, Range 19 East, W.M., Kittitas County, State of Washington.

**TRACT B:**

Parcel 1 of that certain Survey as recorded August 28, 1980, in Book 7 of Surveys, page 65, under Auditor's File No. 444807, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21 and a portion of the Southwest Quarter of Section 22, Township 15 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

# Kittitas County COMPAS Map



Kittitas County GIS

Date: 4/5/2024

1 inch equals 188 feet

0 0.01 0.02 0.04 mi



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# Kittitas County COMPAS Map



Date: 4/5/2024

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