

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48087052

RECEIVED
JUN 24 2022

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: June 11, 2022

Issued by:

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

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Robert M. Faria

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: 72156-48087052

SUBDIVISION GUARANTEE

Order No.: 548699AM
Guarantee No.: 72156-48087052
Dated: June 11, 2022

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

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 D1 of that certain Survey as recorded December 20, 2013, in Book 39 of Surveys, pages 9 through 11, under Auditor's File No. [201312200041](#), records of Kittitas County, Washington; being a portion of Lot 3, HF Meadows No. 3, as per plat thereof recorded in Book 8 of Plats, at pages 131 and 132, under Auditor's File No. [199710280021](#), and a portion of Parcel D of that certain survey as recorded June 1, 1994 in Book 20 of Surveys, pages 48 and 49, under Auditor's File No. [571299](#), records of said County; all in the Southwest Quarter of, Section 30, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Haybrook Land Holding, LLC, a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

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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: 2022
Tax Type: County
Total Annual Tax: \$184.09
Tax ID #: 639136
Taxing Entity: Kittitas County Treasurer
First Installment: \$92.05
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$92.04
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022

7. 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

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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.

8. 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.

9. Right of way to convey water and the right to connect the said ditch with Wilson Creek at any point North of "Sanders Mill Pond" at any time by means of a pipe to be used by said corporation for fire purposes only and for the use of the college of the First Presbyterian Church of Ellensburg and the grounds thereof donated to the Trustees of said church as granted to the Capitol Hill Water Works Company, a corporation, by deed dated February 1, 1889, and recorded in [Book J of Deeds, page 451](#).
10. The right to construct, install, operate, renew and forever maintain a pipeline for the conveyance of water across the above and other lands, together with a right of way 20 feet in width for the purposes of a road, as contained in agreement dated June 6, 1911, and recorded in [Book 23 of Deeds, page 217](#), granting said rights of way and other privileges to the Ellensburg Water Supply Company, a corporation.

Said pipeline right-of-way was further conveyed to the City of Ellensburg, a municipal corporation, by deed dated May 29, 1933, recorded May 31, 1933 in Book 54 of Deeds, page 35, under Auditor's File No. [112624](#).

11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington Corporation
Purpose: Electric transmission and distribution line
Dated: February 22, 1928
[Book 46 of Deeds, Page 440](#)
Affects: A portion of said premises
12. A right of way and easement for the purpose of constructing and maintaining water conduits, flumes and mains, together with any and all appliances or apparatus necessary or convenient to operate the same, heretofore conveyed to the Ellensburg Water Supply Company by deed dated December 29, 1892, and recorded in [Book P of Deeds, page 535](#), and as further conveyed to the Ellensburg Gas & Water Company, a corporation (successor in interest to the Ellensburg Water Supply Company), by deed dated May 29, 1933, and recorded in [Book 54 of Deeds, page 42](#).
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Between: Stephen A. Willard, a single man, and Ruby Willard, a married woman as her sole and separate estate
Recorded: June 20, 1995
Instrument No.: [582459](#)
Volume: 366, Page: 1222
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Haybrook No. 1, SP-94-25,
Recorded: June 20, 1995
Book: D of Short Plats Page: 231 through 234
Instrument No.: [582458](#)

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Matters shown:

- a) Easements thereon
- b) Notes thereon
- c) Dedications thereon

15. Watermaster Agreement, including the terms and provisions thereof,
Recorded: July 13, 2000
Instrument No.: [200007130033](#)
Between: Son Vida I, Limited Partnership
And: The Public
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by HF Meadows No. 3
Recorded: October 28, 1997
Book: 8 of Plats Page: 131 and 132
Instrument No.: [199710280021](#)
Matters shown:
 - a) Approximate 100 year floodplain shown thereon
 - b) Wilson Creek shown thereon
 - c) Fencelines thereon
 - d) Dedications thereon
 - e) Notes thereon
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: December 20, 2013
Book: 39 of Surveys Page: 9 through 11
Instrument No.: [201312200041](#)
Matters shown:
 - a) Easements thereon
 - b) Centerline of Wilson Creek
 - c) Location of a bridge
 - d) Notes thereon
18. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy
or policies will not insure against loss arising by reason of any lack of a right of access to and from
the Land.

We note "Easement Q" on the face of said survey. We have not found that said easement has
been formally granted of record.
19. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or
former bed of the Wilson Creek, if it is navigable.
20. Any question of location, boundary or area related to the Wilson Creek, including, but not limited
to, any past or future changes in it.
21. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from
the rights of the public, appropriators, or riparian owners to use any waters, which may now cover
the Land or to use any portion of the Land which is now or may formerly have been covered by
water.

END OF EXCEPTIONS

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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: Parcel D1, Book 39/pgs 9-11, being ptn Lot 3, HF Meadows No. 3, Bk 8/pgs 131-132, and ptn Parcel D, Bk 20/pgs 48-49; all in SW Quarter Section 30, Township 18N, Range 19E, 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