

CHICAGO TITLE INSURANCE COMPANY

RECEIVED
APR 05 2024

Policy No. 72156-48209223

UPDATED 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: March 29, 2024

Issued by:

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

Laura Woodiwiss

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:

Agnes N. Pina

President

ATTEST

Tom C. Pina

Secretary

Subdivision Guarantee Policy Number: 72156-48209223

UPDATED SUBDIVISION GUARANTEE

Order No.: 576063AM
Guarantee No.: 72156-48209223
Dated: March 29, 2024 at 7:30 A.M.

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

Your Reference: 279 Iron Mtn Rd, Cle Elum, WA 98922

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:

Tract 1:

Parcel L of that certain Survey as recorded October 10, 1995 in Book 21 of Surveys, pages 113, 114 and 115, under Auditor's File No. [586066](#), records of Kittitas County, Washington; Being a portion of the Southeast Quarter of the Northeast Quarter of Section 2, Township 19 North, Range 15 East, W.M.

Tract 2:

Together with Easement X and Easement A for ingress and egress as more particularly described in document recorded November 17, 1995 under Auditor's File No. 587159.

Title to said real property is vested in:

Timothy J. Egan and Christine A. Egan, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 576063AM
Policy No: 72156-48209223

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: 2024
Tax Type: County
Total Annual Tax: \$3,888.66
Tax ID #: 452836
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,944.33
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,944.33
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Subdivision Guarantee Policy Number: 72156-48209223

7. 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.

8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Ingress, egress and utilities

Recorded: November 17, 1995

Instrument No.: [587159](#)

Book 371, Pages 982 through 984

Affects: Said premises and other land

Said easement also includes maintenance provisions.

9. 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: November 17, 1995

Instrument No.: [587160](#)

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: Robert D. Johnson and Sandra L. Johnson, husband and wife; James P. Grosso and Diana M. Wallace, each unmarried persons; Donald L. Torget and Marie E. Torget, husband and wife; John L. Bennett, Jr. and Shelley N. Bennett, husband and wife; and Timothy J. Egan and Christine A. Egan, husband and wife

Purpose: Installing, utilizing and maintaining two (2) underground irrigation lines to carry irrigation water from the Kittitas Reclamation District Weir

Recorded: May 8, 2009

Instrument No.: [200905080039](#)

Affects: A portion of said premises and other land

Said easement is a rerecording of document recorded March 30, 2009 under Auditor's File No. 200903300061 and document recorded April 14, 2009 under Auditor's File No. 200904140048.

11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$200,000.00

Trustor/Grantor: Timothy J. Egan and Christine A. Egan, husband and wife

Trustee: Trustee Services Inc.

Beneficiary: Boeing Employees Credit Union

Dated: June 22, 2022

Recorded: July 5, 2022

Instrument No.: [202207050024](#)

12. Kittitas County Water Metering Agreement, including the terms and provisions thereof,

Recorded: March 14, 2024

Instrument No.: [202403140009](#)

Between: Timothy J. Egan

And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department

13. Two Party Shared Well Water Users Agreement, including the terms and provisions thereof,

Recorded: March 14, 2024

Instrument No.: [202403140010](#)

Between: Lot 1 Egan Short Subdivision
And: Lot 2 Egan Short Subdivision

END OF EXCEPTIONS

Subdivision Guarantee Policy Number: 72156-48209223

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 L, Book 21 of Surveys, pgs 113, 114 and 115, ptn of the SE Quarter of the NE Quarter of Section 2, Township 19 N, Range 15 E, W.M. and ptn of the NW Quarter of Section 1, Township 19 N, Range 15 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