

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48209207

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: December 1, 2022

Issued by:

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

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Thomas C. Johnson

President

ATTEST

Tom C. Johnson

Secretary

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

Subdivision Guarantee Policy Number: 72156-48209207

SUBDIVISION GUARANTEE

Order No.: 572993AM
Guarantee No.: 72156-48209207
Dated: December 1, 2022 at 7:30 A.M.

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

Your Reference: 2690 Denmark Rd, 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:

That portion of Parcel 1 of that certain Survey as recorded November 6, 2003, in Book 29 of Surveys at page 119, under Auditor's File No. 200311060014, Records of Kittitas County, Washington, being a portion of the Southwest Quarter of Section 23, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies Westerly of the following described line:

Beginning at the Southwest corner of said Parcel 1, thence along the Southerly boundary of said Parcel 1 the following three courses: North 89°36'41" East, 784.37 feet; North 00°22'58" West, 256.93 feet; North 24°55'57" East, 86.67 feet to the true point of beginning for said described line; thence North 14°25'18" West, 882.99 feet to a point on the North boundary of said Parcel 1 and the terminus for said described line.

Title to said real property is vested in:

Gary E. Forgey, an unmarried man

END OF SCHEDULE A

(SCHEDULE B)

Order No: 572993AM
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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: \$2,353.82
Tax ID #: 670133
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,176.91
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,176.91
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

7. **Communication assessment** for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 670133

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.

8. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents of existing real estate contracts), please be aware of the following:

This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer of this property without notice of compliance to the County Assessor will cause a supplemental 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.

9. **Puget Power Easement Agreement**, including the terms and provisions thereof,
Recorded: October 24, 1994
Instrument No.: [576285](#)
Between: Donald L. Bumpus
And: Puget Power

10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 6, 2003
Book: 29 of Surveys Page: 119
Instrument No.: [200311060014](#)
Matters shown:
 - a) Location of existing fencelines in relation to property boundaries
 - b) Location of irrigation ditches
 - c) Irrigation pipes

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: \$391,000.00
Trustor/Grantor: Gary E. Forgery and April K. Forgey, husband and wife
Trustee: UPF Services, LLC
Beneficiary: Northwest Farm Credit Services, FLCA
Dated: January 15, 2010
Recorded: January 22, 2010
Instrument No.: [201001220011](#)

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: Ptn of Parcel 1, Book 29 of Surveys, page 119, ptn of the SW Quarter of Section 23, Township 17 N, Range 19 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