

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322146

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: August 28, 2023

Issued by:

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

Hannah Hall

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48322146

CHICAGO TITLE INSURANCE COMPANY



By:

Gregory M. Quinn

President

ATTEST

John C. Quinn

Secretary

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Kittitas County CDS

SUBDIVISION GUARANTEE

Order No.: 606159AM
Guarantee No.: 72156-48322146
Dated: August 28, 2023

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

Your Reference:

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:

Cathy Barker, a single woman

END OF SCHEDULE A



(SCHEDULE B)

Kittitas County CDS

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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. 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: \$5,625.14
Tax ID #: 890533
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,812.57
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$2,812.57
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

5. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.
Amount: \$35.00 (Delinquent)
Parcel No.: 890533

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.

6. 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 Subdivision Guarantee Policy Number: 72156-48322146

Auditor's File No. [208267](#), no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

7. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Frank O. Montgomery and Anna Montgomery, husband and wife
Purpose: Ditch
Recorded: August 28, 1941
Instrument No.: [163651](#)
Book 64, Page 108
Affects: A portion of said Farm Unit "D"
8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 4, 1978
Book: 5 of Surveys Page: 4
Instrument No.: [422192](#)
Matters shown:
a) Fencelines in relation to boundaries
9. Well Agreement and the terms and conditions contained therein
Between: Thomas R. Ferrell and Barbara M. Ferrell, husband and wife, and Gordon Smith and Patricia Smith, husband and wife, and John Sandell
Recorded: May 27, 1988
Instrument No.: [512697](#)

Amended by Amendment to Well Agreement, including the terms and provisions thereof,
Recorded: February 14, 1990
Instrument No.: [527162](#)
10. Any uncertainty as to the location of the boundary lines of the Land herein described due to the description in Survey recorded July 12, 1991, in Book 18 of Surveys, Page 6, under Auditor's File No. [540922](#) not matching the deeds of record.
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: \$259,709.00
Trustor/Grantor: Cathy Barker, a single woman
Trustee: First American Title Insurance Company
Beneficiary: JPMorgan Chase Bank, N.A.
Dated: October 15, 2010
Recorded: November 19, 2010
Instrument No.: [201011190018](#)

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information
Subdivision Guarantee Policy Number: 72156-48322146

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 No. 2: 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 Farm Unit "D", Section 6, Township 17N, Range 20E, 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

EXHIBIT 'A'

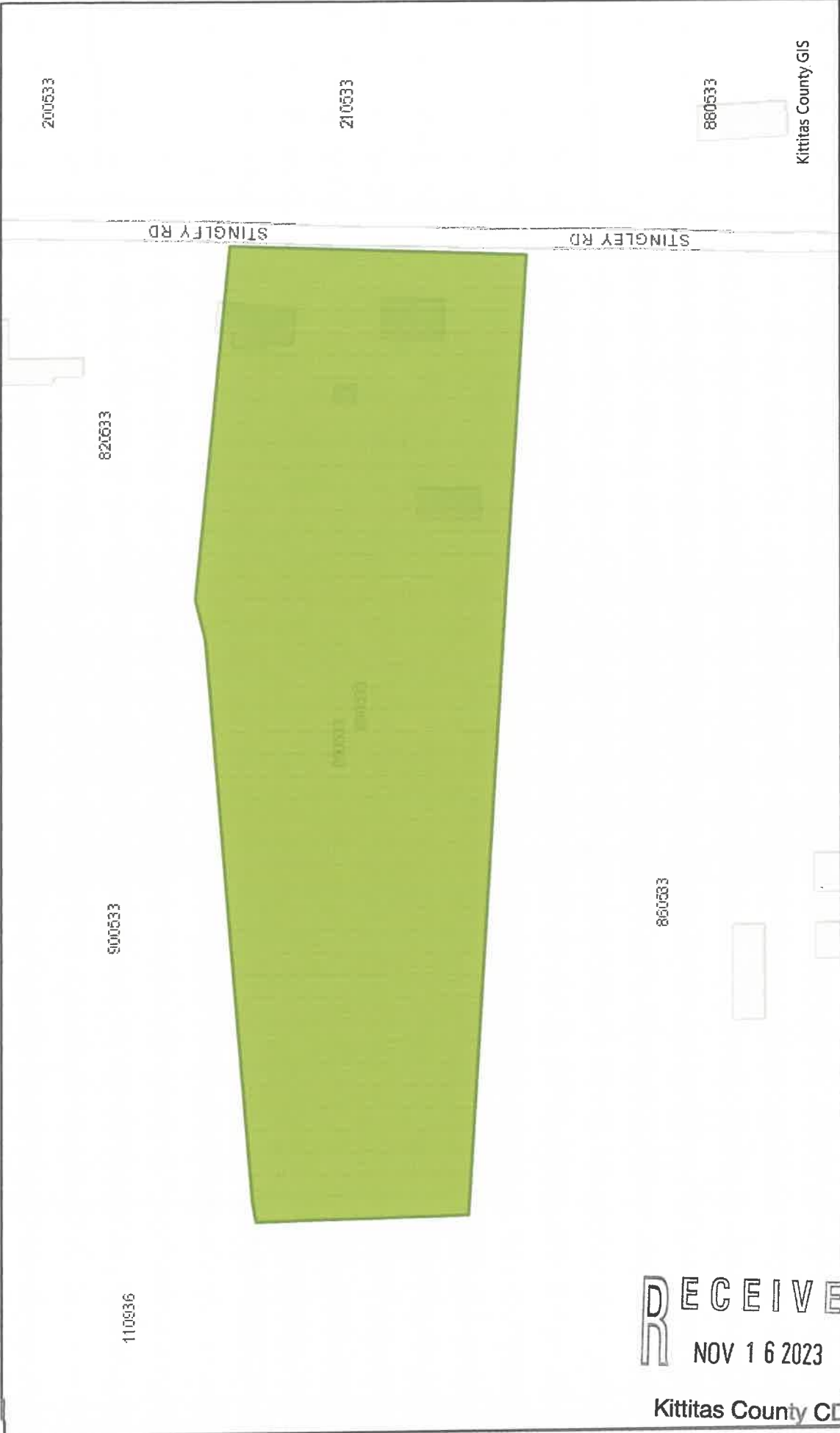
File No. 606159AM

That portion of Farm Unit "D" in Section 6, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington described as follows:

Beginning at a point 30 feet North of the South quarter corner of said Section 6, said point being on the North margin of Clerf County Road; thence East along said margin 694 feet; thence North 1°00' East, 474 feet; thence North 89°46' West, 892.5 feet; thence North 2°16" West, 200 feet to the true point of beginning; thence on a reverse course South 2°16' East, 200 feet; thence South 89°46' East, 892.5 feet; thence North 1°07' East, to a point 784 feet North of Corner No. 36 of said Farm Unit; thence North 86°16' West, 322.8 feet; thence South 76°44' West, 40 feet; thence Westerly 566 feet to the true point of beginning, EXCEPT that portion, if any, lying within Stingley County Road as conveyed by deed recorded in Book 55 of Deeds, Page 433.



Kittitas County COMPAS Map



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Kittitas County CDS

Date: 8/25/2023

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

