

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474150

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: April 8, 2024

Issued by:

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

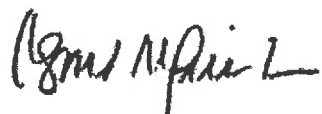
Kami Sinclair

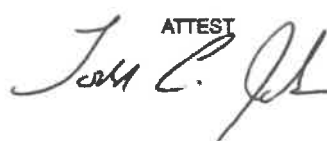
Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By: 
President

ATTEST 
Secretary

Subdivision Guarantee Policy Number: 72156-48474150

SUBDIVISION GUARANTEE

Order No.: 629767AM
Guarantee No.: 72156-48474150
Dated: April 8, 2024

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

Your Reference: 820 Bare Rd., Ellensburg, WA 98926

Assured: David B. Hull and Judith M. Hull

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:

David B. Hull and Judith M. Hull, husband and wife

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. 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: \$3,639.80
Tax ID #: 855636
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,819.90
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,819.90
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

5. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$35.00 (Paid)
Parcel No. : 855636

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. 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 assessment, interest, and penalty to be assessed against the seller/transferor.

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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.

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. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
9. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$508,250.00
Trustor/Grantor: David B. Hull and Judith M. Hull, husband and wife
Trustee: AmeriTitle, Inc.
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DAS Acquisition Company, LLC
Dated: December 31, 2019
Recorded: December 31, 2019
Instrument No.: [201912310024](#)
10. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$75,000.00
Mortgagor: David B. Hull and Judith M. Hull, a married couple
Mortgagee: AgWest Farm Credit, PCA
Recorded: March 4, 2024
Instrument No.: [202403040009](#)

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.

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: Farm Unit "A" according to the Farm "Unit Plat," or the NW Quarter of Section 28, Township 17 N, Range 20 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

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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'

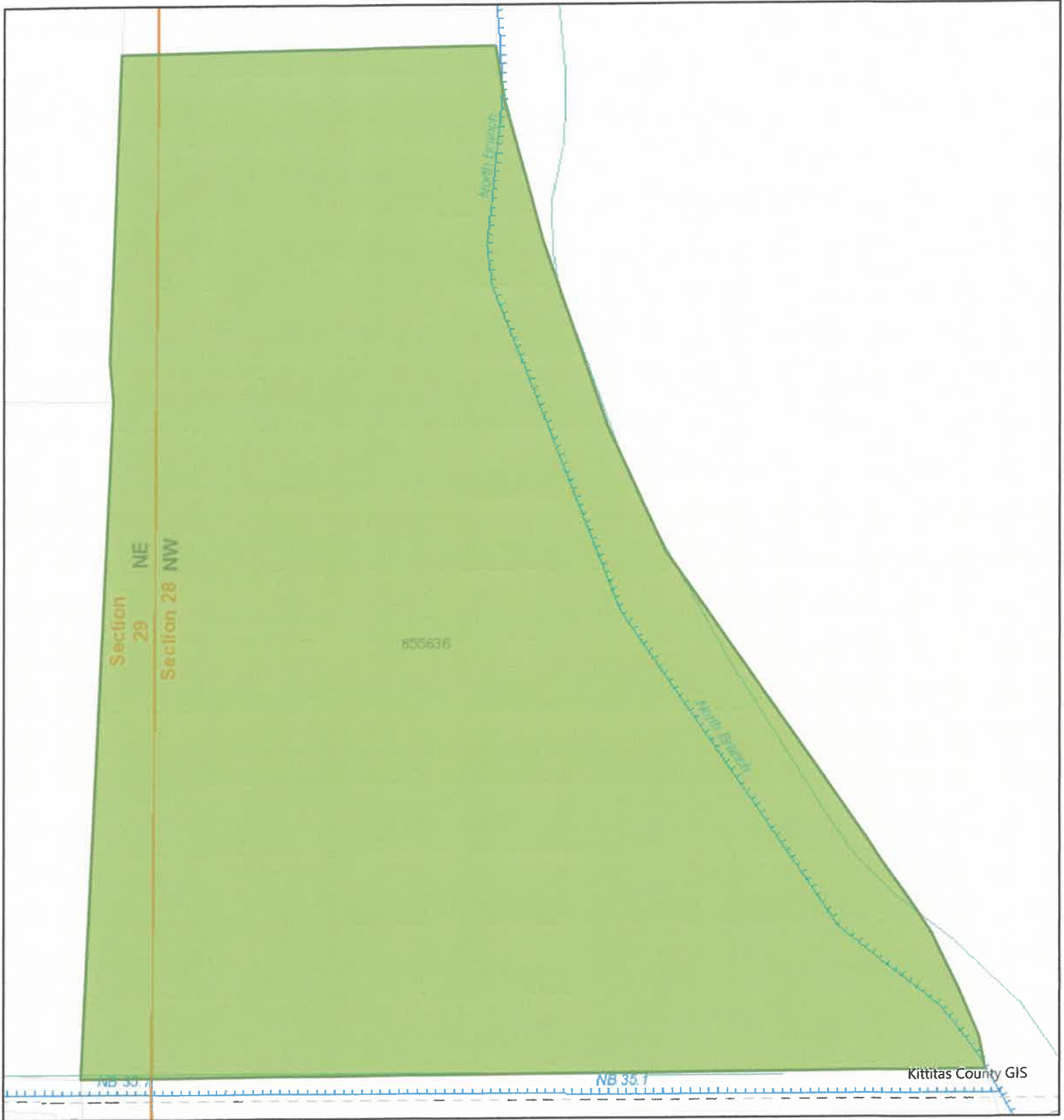
File No. 629767AM

Farm Unit "A" according to the Farm "Unit Plat," or the Northwest Quarter of Section 28, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying West of Kittitas Reclamation Canal, EXCEPT:

The North 668 feet of the Northwest Quarter lying West of the West right of way of the Kittitas Reclamation District Canal.

AND EXCEPT right of way for County Road, if any.

Kittitas County COMPAS Map



Date: 4/2/2024

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 376 feet

