

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625092

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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.

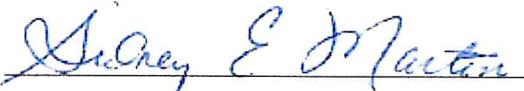
Dated: March 2, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477



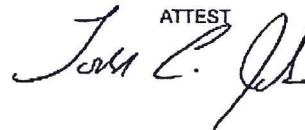
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST  


Secretary

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

Subdivision Guarantee Policy Number: 72156-44625092



# SUBDIVISION GUARANTEE

Order No.: 34083AM  
Guarantee No.: 72156-44625092  
Dated: March 2, 2015

Liability: \$1,000.00  
Fee: \$250.00  
Tax: \$20.00

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:

Parcel 1:

Lot H-1, Kittitas County Airport Amended Binding Site Plan, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 249 through 255, records of said County.

Parcel 2:

That portion of the East Half of Section 23, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT any portion lying within the Kittitas County Airport Amended Binding Site Plat in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 249 through 255, records of said County.

EXCEPT the right of way of the Kittitas Reclamation District;

AND EXCEPT the right of way of Bowers Road;

AND EXCEPT the right of way of Hungry Junction Road.

Title to said real property is vested in:

Kittitas County, State of Washington, a political subdivision of the State of Washington

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 34083AM  
Policy No: 72156-44625092

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: or call their office at (509) 962-7535.

Tax Year: 2015  
Tax Type: County  
Total Annual Tax: \$5.00  
Tax ID #: 18-18-24050-0001 (955317)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$5.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015  
Affects: Parcel 1



7. Tax Year: 2015  
Tax Type: County  
Total Annual Tax: \$5.00  
Tax ID #: 18-18-23000-0001 (256233)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$5.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015  
Affects: Parcel 2
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Cascade Canal Company, a Washington corporation  
Purpose: Together with right of ingress to and egress, constructing, operating and maintaining the said canal and irrigating works  
Recorded: September 29, 1904  
Instrument No.: 12027  
Affects: Portion of Section 23
9. Agreement and the terms and conditions contained therein  
Between: Edgar Harvey and Ida L. Harvey, his wife  
And: Wesley Milton, bachelor  
Purpose: The expense of maintaining, repairing, or renewing said combined ditch and dam shall be borne by the parties in the proportions aforesaid but either party shall have the right to enlarge said combined ditch at his own expense  
Recorded: April 24, 1920  
Instrument No.: 55447  
Affects: Portion Section 23  
  
Said document has maintenance provisions
10. The provisions contained in Warranty Deed,  
Recorded: October 8, 1941,  
Instrument No.: 164445.  
As follows: "Grantors reserve the right to the use of the water from the well on said premises, and also the right to pipe said water in a Westerly direction across said premises to the County Road."  
Affects: Portion Section 24
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  
Purpose: Electric transmission or distribution line  
Recorded: April 20, 1965  
Instrument No.: 320458  
Affects: Portion Section 23 and Section 24
12. A lease with certain terms, covenants, conditions and provisions set forth therein.  
Lessor: Kittitas County, a municipal corporation in the State of Washington  
Subdivision Guarantee Policy Number: 72156-44625092

Lessee: Department of Natural Resources  
Recorded: May 29, 1977  
Instrument No.: 413313, in Volume 83, page 701  
Affects: Portion Section 23 and Section 24

13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Kittitas County Airport Amended Binding Site Plan  
Recorded: June 28, 2010  
Book: 11 of Plats Page: 249 through 255  
Instrument No.: 200802200032  
Matters shown: Notes contained therein

Said plat supersedes plat recorded in Book 11 of Plats, pages 115 through 116, under Auditor's File No. 200802200032, records of Kittitas County, State of Washington. Also supersedes plat recorded in Book 11 of Plats, pages 83 through 89, under Auditor's File No. 200712190061, records of Kittitas County, State of Washington.

#### **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: Lot H-1, Kittitas County Airport Amended Binding Site Plan, Book 11, pgs 249-255; AND ptn E Half Section 23, Township 18N, Range 18E, 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**