

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213475

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: August 16, 2016

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: 72156-45213475

SUBDIVISION GUARANTEE

Order No.: 126354AM

Guarantee No.: 72156-45213475

Dated: August 16, 2016

Liability: \$1,000.00

Fee: \$350.00

Tax: \$28.00

Your Reference: BLA 160009

Assured: 808s LLC Professional Land Surveying

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:

Lot 26, Block I and 14, Block V, TEANAWAY WAGON WHEEL, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 6 of Plats, pages 30 through 43, records of said County.

Title to said real property is vested in:

END OF SCHEDULE A

(SCHEDULE B)

Order No: 126354AM
Policy No: 72156-45213475

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: 2016
Tax Type: County
Total Annual Tax: \$1,665.46
Tax ID #: 837335
Taxing Entity: Kittitas County Treasurer
First Installment: \$832.73
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$832.73
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects Lot 26

7. General Taxes for the year 2016, a Lien, are all delinquent
Parcel No.: 667435
In the original amount of: \$346.08
8. Liens, levies and assessments of the Wagon Wheel/Sandy Ridge Property Owners Association, Inc.
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: August 2, 1960
Instrument No.: 283993

Said instrument re-recorded July 28, 2000 under Auditor's File No. 200007280095.

10. 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: August 2, 1960
Instrument No.: 283994

Said Instrument re-recorded July 28, 200 under Auditor's File No. 200007280096.

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Teanaway Wagon Wheel,
Recorded: November 29, 1973
Book: 6 of Plats Pages: 30 through 43
Instrument No.: 386466
Matters shown:
a) Dedications as contained thereon

12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Subdivision Guarantee Policy Number: 72156-45213475

Amount: \$40,000.00
Trustor/Grantor: John A. Hamel and Barbara J. Hamel, husband and wife
Trustee: UPF Washington Incorporated
Beneficiary: Sterling Savings Bank dba Sterling Bank
Dated: April 30, 2012
Recorded: May 2, 2012
Instrument No.: 201205010014
Affects: Lot 26 Block I

(Said Deed of Trust is a Line of Credit Deed of Trust)

Subordination Agreement referencing: Instrument No.: 201205010014
And: Instrument No.: 201305300043
Recorded: May 30, 2013
Instrument No: 201305300044

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

Amount: \$194,500.00
Trustor/Grantor: John A. Hamel and Barbara J. Hamel, husband and wife
Trustee: AmeriTitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). Lender: Sterling Savings Bank dba Sterling Bank
Dated: May 24, 2013
Recorded: May 30, 2013
Instrument No.: 201305300043
Affects: Lot 26 Block I

Subordination Agreement referencing: Instrument No.: 201205010014
And: Instrument No.: 201305300043
Recorded: May 30, 2013
Instrument No: 201305300044

END OF EXCEPTIONS

Notes:

Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

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 26 Block I and Lot 14, Block 5, TEANAWAY WAGON WHEEL, Book 6 of Plats, pages 30 through 43.

Subdivision Guarantee Policy Number: 72156-45213475

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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: 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