

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050601

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: May 18, 2017

Issued by:
AmeriTitle, Inc.
101 W Fifth
Ellensburg, WA 98926
(509)925-1477

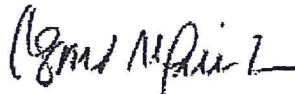
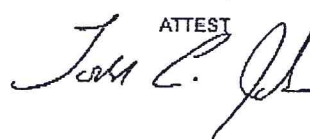


Authorized Signer

RECEIVED
AUG 01 2017
Kittling
CDS



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: 72156-46050601

SUBDIVISION GUARANTEE

Order No.: 173174AM
Guarantee No.: 72156-46050601
Dated: May 18, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Conner

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:

Tract 1

That portion of the South Half of the North Half of the Northeast Quarter and the South Half of the Northeast Quarter of Section 9, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, which lies Southerly of the right-of-way of the County Road (Teaway Road) and being described as follows:

Beginning at the North Quarter corner of said Section 9, thence East along the North line of said Section 9 to the Northeast corner thereof; thence South 59°22'30" West a distance of 121.14 feet; thence South 19°48'30" West a distance of 154.08 feet; thence South 9°37'30" East a distance of 178.68 feet; thence South 43°06'30" West a distance of 141.07 feet; thence South 16°08' West a distance of 439.33 feet; thence North 80°22' West a distance of 899.95 feet; thence North 69°14'30" West a distance of 600 feet; thence South 59°05'30" West a distance of 85.15 feet; thence South 18°45'30" West a distance of 242.10 feet; thence South 55°13'30" East a distance of 99.75 feet; thence North 57°19' East a distance of 134.25 feet; thence South 64°41' East a distance of 150 feet; thence North 20°19' East a distance of 178.30 feet; thence Southeasterly along the Southerly right-of-way of the County Road to an iron pin with a plastic cap marked "KITZ-LS#16915" at the end of an existing wood fence; thence continuing Southeasterly along the Southerly right-of-way of the County Road to a point 20 feet Easterly of when measured perpendicular to said fence, said point being the true point of beginning; thence continuing Southeasterly along the South right-of-way line of Teaway Road, to the Easterly line of Northeast Quarter of said Section 9; thence Southerly along said East line to the Southeast corner of said Northeast Quarter; thence Westerly along the South line of said Northeast Quarter to a line that is parallel to and 20 feet Easterly of, when measured perpendicular to said fence line; thence Northerly along said parallel line to the true point of beginning.

Tract 2

Subdivision Guarantee Policy Number: 72156-46050601

That portion of the South Half of the North Half of the Northeast Quarter and the South Half of the Northeast Quarter of Section 9, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, which lies Southerly of the right-of-way of the County Road (Teaway Road) and being described as follows:

Beginning at the North Quarter of said Section 9, thence East along the North line of said Section 9 to the Northeast corner thereof; thence South 59°22'30" West a distance of 121.14 feet; thence South 19°48'30" West a distance of 154.08 feet; thence South 9°37'30" East a distance of 178.68 feet; thence South 43°06'30" West a distance of 141.07 feet; thence South 16°08' West a distance of 439.33 feet; thence North 80°22' West a distance of 899.95 feet; thence North 69°14'30" West distance of 600 feet; thence South 59°05'30" West a distance of 85.15 feet; thence South 18°45'30" West a distance of 242.10 feet to a point being hereinafter referred to as Point "A" thence North 55°13'30" West to the centerline of an existing road, said point being the true point of beginning; thence continuing North 53°06'44" West to a point which lies 100 feet Northwesterly from said Point "A" thence South 18°45'30" West to the sixteenth line; thence Westerly along said sixteenth line to the center of the Teaway River; thence Southeasterly along the center of said Teaway River to the South line of the Northeast Quarter of said Section 9; thence Easterly along said South line to a point on a line that is parallel to and 20 feet Easterly of when measured at right angles to an existing wood fence; thence Northerly along said parallel line to the Southerly margin of Teaway Road; thence Northwesterly along said right-of-way to an iron pin with a plastic cap marked "KITZ-LS#16915" at the North end of an existing wood fence; thence Southerly along said wood fence to the intersection with the centerline of an existing road, said point being marked by iron pin with a plastic cap marked "KITZ-LS#16915"; thence Northwesterly along said centerline to the true point of beginning.

Title to said real property is vested in:

Tom Conner, as his separate estate

END OF SCHEDULE A

(SCHEDULE B)

Order No: 173174AM
Policy No: 72156-46050601

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: 2017
Tax Type: County
Total Annual Tax: \$2,058.76
Tax ID #: 904835
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,029.38
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,029.38
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects Tract 1

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7. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$137.96
Tax ID #: 174835
Taxing Entity: Kittitas County Treasurer
First Installment: \$68.98
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$68.98
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects Tract 2
8. 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.

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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company, a corporation.
Recorded: August 30, 1902
Book: 1 of Deeds, Page 520
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Agreement and the terms and conditions contained therein
Between: Wilhelm Krueger and Margaret Krueger, husband and wife and Yakima Boom Company, a Corporation
Recorded: July 15, 1909
Instrument No.: 24478
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.
Recorded: August 6, 1915 in Volume 30 of Deeds, Page 47, and August 13, 1918 in Volume 32 of Deeds, Page 441
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: T.E. Tucker and Rita Tucker, husband and wife
Purpose: Road 20 feet in width
Recorded: June 9, 1964
Instrument No.: 313232
Affects: Portion of said premises
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Right of way of Ballard Ditch
Recorded: October 29, 1964
Instrument No.: 316575
Affects: Portion of said premises

14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Walking easement for ingress and egress
Recorded: July 5, 1973
Instrument No.: 383474
Affects: Over the East twenty feet of the Northeast Quarter of Section 9
15. 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.
16. The provisions contained in Instrument,
Recorded: April 26, 1979,
Instrument No.: 431924.
As follows: Purchaser hereby grants Harvey H. Johnson and guest, rights of access on said property for sole purpose of hiking, camping and fishing, for fifty years.
17. The provisions contained in Instrument,
From: James Orso and Emma Orso, husband and wife
Recorded: October 19, 1983,
Instrument No.: 474570.
As follows: "Reserving to the sellers, their successors and assigns, the right, privilege and easement for a right of way twenty (20) feet in width for a road for access over the lane as it is now located and exists through the lands first above described from the County Road to the tract of land last above described for ingress thereto and egress therefrom. This easement for a road shall not be exclusive and the purchasers herein, their successors and assigns, shall also have the right to use said road."
18. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in Warranty Deed:
Recorded: April 14, 1986
Instrument No.: 494744
19. Terms, conditions and easement rights contained in Judgment and Decree entered August 20, 1990 in Kittitas County Superior Court Case No. 86-2-00279-3, Judgment No. 90-9-00241-0.
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 20, 1991
Book: 18 of Surveys Pages: 85, 86 and 87

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Instrument No.: 544864

Matters shown:

- a) Location of fencelines in relation to the West property boundary of Tract 2 and the West property boundary of Tract 1
- b) Location of existing road

21. Terms and conditions contained in Judgment entered December 21, 1998, in Kittitas County Superior Court Case No. 96-2-00007-1, Judgment No. 98-9-00412-4.
22. 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 4, 1999
Instrument No.: 199908040035
Affects: Portions of Tracts 1 and 2
23. Subject to the life estate created by instrument, including the terms and provisions thereof,
Dated: April 25, 2012
Recorded: May 2, 2012
Instrument No.: 201205020024
In favor of: John E. Conner, a single person
24. Right of way for Ballard Ditch, if same should cross said premises.
25. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Teanaway River, if it is navigable.
26. Any question of location, boundary or area related to the Teanaway River, including, but not limited to, any past or future changes in it.
27. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

- a. 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.
- 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 S Half of the N Half of the NE Quarter and the S Half of the NE Quarter and ptn of the S Half of the N Half of the NE Quarter and the S Half of the NE Quarter of Section 9, Township 20N, Range 16E, W.M.

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