

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46050632**

## GUARANTEE

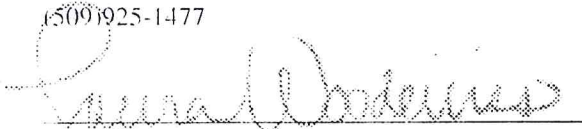
CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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: July 28, 2017


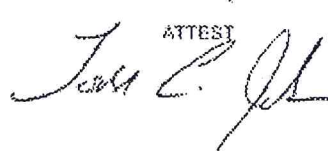
Issued by:  
AmeriTitle, Inc.  
101 W Fifth  
Ellensburg, WA 98926  
(509)925-1477

  
\_\_\_\_\_  
Authorized Signer

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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: 72156-46050632

# SUBDIVISION GUARANTEE

Order No.: 188902AM  
Guarantee No.: 72156-46050632  
Dated: July 28, 2017

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

Your Reference: Carroll Road, Ellensburg

Assured: Brian Williams

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 A:

Lot E of Boundary Line Adjustment Survey recorded in Book 30 of Surveys, Page 11, under Auditor's File No. 200403100028, being all of Lot 1, of WRIGHT SHORT PLAT, as described and/or delineated on Kittitas County Short Plat No. SP-03-37, as recorded October 30, 2003, in Book G of Short Plats, pages 122 and 123, under Auditor's File No. 200310300008, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington; and a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT a 2004 Marle Desertma manufactured home, VIN# H022713ABC.

Tract B:

Lot 2, of WRIGHT SHORT PLAT, as described and/or delineated on Kittitas County Short Plat No. SP-03-37, as recorded October 30, 2003, in Book G of Short Plats, pages 122 and 123, under Auditor's File No. 200310300008, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Brian T. Williams and Brita L. Williams, Trustees of the Williams Family Trust Agreement dated June 11, 1987

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 188902AM  
Policy No: 72156-46050632

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: \$2,000.45  
Tax ID #: 19241  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,000.23  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$1,000.22  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Tract A

7. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$1,275.90  
Tax ID #: 780733  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$637.95  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$637.95  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017  
Affects: Tract B
8. 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.
9. 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 H. Wilkin  
Purpose: Canal right of way  
Recorded: March 22, 1902  
Book 4, Page 419  
Affects: A 100 foot strip of land over the Northwest Quarter of Section 20 and other lands
10. 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  
Purpose: Ingress and egress and for purposes of operation and maintenance of canal and irrigation works  
Recorded: December 17, 1904  
Book 9, Page 562  
Affects: A portion of the Northwest Quarter of Section 20, the exact location of which is undisclosed
11. Waiver of damages contained in Deed to the Kittitas Reclamation District, dated March 17, 1931, and recorded in Book 49 of Deeds, page 316, under Auditor's File No. 104409, as follows:  
  
"Said grantor, for itself and for its successors and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and across the premises herein conveyed."
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: Val Goemaere and Ivone Goemaere, husband and wife  
Purpose: Agricultural purposes and the ingress and egress for the movement of farm machinery to the approximately 19-1/2 hayfield located on Parcel C of Survey  
Recorded: February 8, 1990  
Instrument No.: 527022  
Book 302, Page 63  
Affects: The existing road that runs in a general North-South direction over said premises

13. 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.
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Wright Short Plat,  
Recorded: October 30, 2003  
Book: G of Short Plats Pages: 122 and 123  
Instrument No.: 200310300008  
Matters shown:
  - a) Location of fencelines in relation to boundary lines
  - b) Gravel road
  - c) 10' utility easement along lot lines
  - d) Notes contained thereon
15. Declaration of Non-Exclusive Easement and Covenants and the terms and conditions contained therein  
Between: William L. Varney and Judy Varney, husband and wife  
And: Barbara Wright, a married person as her separate property  
Purpose: An easement for ingress, egress, utilities, fences, grazing, irrigation uses and construction of physical improvements  
Recorded: February 13, 2004  
Instrument No.: 200402130048  
Affects: Tract A
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Boundary Line Adjustment,  
Recorded: March 10, 2004  
Book: 30 of Surveys Page: 11  
Matters shown:
  - a) Notes as shown thereonAffects: Tract A
17. 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.
18. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

**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: Lot E, Book 30 of Surveys, pg 11, Lots 1 and 2, of WRIGHT SHORT PLAT, Book G of Short Plats, pgs 122 -123, ptn NW Quarter of Section 20, Township 17N, Range 20E, 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 No. 2: A mobile home is located on the real property that is the subject of this transaction. AmeriTitle, Inc. assumes no responsibility to obtain the Title Elimination Application nor to complete the same. The Title Elimination Application may or may not be necessary to this transaction.

By this note, AmeriTitle, Inc. is advising the parties to review with their attorneys the requirements of said Application as related to this transaction.

AmeriTitle, Inc. will give no advice nor assume any duties regarding said Application process.

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**



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage  
(1 parcel number per line)

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

780733 - 4.35 Ac.  
19241 - 20.00 Ac.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

780733 -  
19241 -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT IS:  OWNER     PURCHASER     LESSEE     OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**NOTICE:** Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) 5/28/17

X \_\_\_\_\_ (date) 9/6/17

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

