

# CHICAGO TITLE INSURANCE COMPANY



Policy No. 72156-46050653

## GUARANTEE

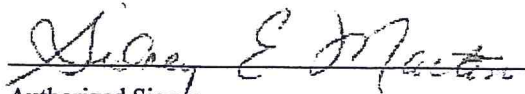
CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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.

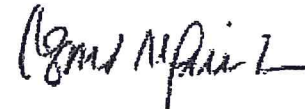
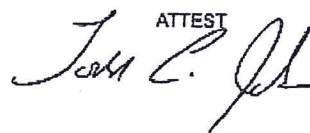
Dated: September 1, 2017

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

  
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:   
ATTEST   
President  
Secretary

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

Subdivision Guarantee Policy Number: 72156-46050653

# SUBDIVISION GUARANTEE



Order No.: 193482AM  
Guarantee No.: 72156-46050653  
Dated: September 1, 2017

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

Your Reference: 3380 Thorp Cemetery Road

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 North Half of the Southeast Quarter of Section 10, Township 18 North, Range 17 East, W.M., County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at the Southwest corner of the North Half of the Southeast Quarter of said Section; thence North 00°02'24" West, along the West boundary line of said North Half of the Southeast Quarter, 1,317.81 feet; thence South 89°17'41" East, 38.13 feet; thence South 54°53'45" East, 947.23 feet; thence South 00°02'24" East, 780.70 feet; thence North 89°25'48" West, 812.74 feet to the point of beginning.

Tract 2:

That portion of the North Half of the Southeast Quarter of Section 10, Township 18 North, Range 17 East, W.M., County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said section; thence South 89°25'48" East along the South boundary line of said quarter of quarter section, a distance of 812.74 feet to the true point of beginning; thence North 00°02'24" West a distance of 780.70 feet to the Southwesterly right-of-way boundary line for the county road known as the Thorp Cemetery Road; thence South 54°53'45" East along the Southwesterly boundary line of said county road a distance of 1,045.13 feet; thence along the Southwesterly right-of-way boundary line of said county road on a curve to the right whose radius is 1,402.50 feet an arc distance of 246.41 feet, said chord being South 49°51'45" East a distance of 246.10 feet; thence South 44°49'45" East, along the Southwesterly right-of-way boundary line of said county road a distance of 44.74 feet to the Southerly boundary line of the North Half of the Southeast Quarter of said section; thence North 89°25'48" West along the Southerly boundary line of the North Half of the Southeast Quarter of said section a distance of 1,074.22 feet to the true point of beginning,

Also known as Lot 1 of Survey filed in Volume 4 of Surveys, page 49.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-46050653

Merle J. Woody and Murna L. Woody, husband and wife



**END OF SCHEDULE A**

(SCHEDULE B)



Order No: 193482AM  
Policy No: 72156-46050653

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: \$1,841.98  
Tax ID #: 565933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$920.99  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$920.99  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017



7. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$112.08  
Tax ID #: 665933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$56.04  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$56.04  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017
8. The lien of real estate Excise Tax upon any sale of said premises, if unpaid.
  - Properties located inside Kittitas County, the total rate is 1.53% of the total sales price
9. 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.
10. 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.
11. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed dated April 30, 1964, recorded June 4, 1964, in the office of the recording officer of Kittitas County, Washington, under recording No. 313123.  
To: The State of Washington
12. 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: September 9, 1977  
Instrument No.: 416244  
Executed By: Leonard Pease and Barbara Pease; and Lee F. Cobble and Ellen B. Cobble
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 survey,

Subdivision Guarantee Policy Number: 72156-46050653



Recorded: December 19, 1977  
Book: 4 of Surveys Page: 49  
Instrument No.: 418995

Matters shown:

- a) 30 foot access easement affecting a portion of Westerly boundary, 15 feet in width.
- b) Fencelines in relation to boundaries

Note: Said easement is currently in common ownership and should be granted and reserved on the forthcoming conveyance if said easement is to be re-established.

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

Amount: \$129,500.00

Trustor/Grantor: Merle J. Woody and Murna L. Woody, husband and wife

Trustee: Trustee Services Inc.

Beneficiary: Solarity Credit Union

Dated: January 6, 2012

Recorded: January 13, 2012

Instrument No.: 201201130041

Affects: Tract 1

**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: Ptns N Half SE Quarter of Section 10, Township 18N, Range 17E, 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**