

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050678

## GUARANTEE

RECEIVED  
MAY 04 2018  
Kittitas County CDS

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: October 13, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

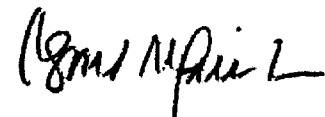
Ellensburg, WA 98926

(509)925-1477

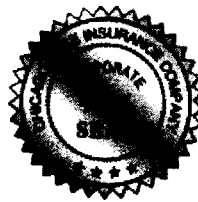


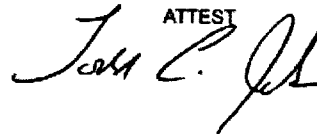
Authorized Signer

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: 72156-46050678

# SUBDIVISION GUARANTEE

Order No.: 202136AM  
Guarantee No.: 72156-46050678  
Dated: October 13, 2017

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

Your Reference: Garrison

Assured: Encompass Engineering & 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:

Parcels B and C of that certain Survey as recorded October 9, 1998, in Book 23 of Surveys, pages 222 through 223, under Auditor's File No. 199810090003, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 8, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

David E. Garrison and Margaret C. Garrison, husband and wife

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 202136AM  
Policy No: 72156-46050678

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: \$41.89  
Tax ID #: 946634  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$41.89  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2017

7. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$765.39  
Tax ID #: 106634  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$382.70  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$382.69  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2017
  8. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$39.09  
Tax ID #: 266634  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$39.09  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2017
  9. 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.
  10. The provisions contained in deed,  
Executed By: Margaret Smojver, formerly Margaret Bednar  
Recorded: January 7, 1958,  
Instrument No.: 268101.  
As follows: "But subject to any rights should there be such to the use of water from the spring located on the Southeast Quarter of said Section 8."
  11. Unrecorded easement for electric transmission line with necessary equipment.  
In favor of: Puget Sound Power & Light Company  
Disclosed by: Numerous instruments of record  
Affects: The South Half of Section 8
  12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress and egress  
Recorded: June 12, 1975  
Instrument No.: 397531  
Affects: West 30 feet of the Southwest Quarter of the Southeast Quarter
  13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress and Egress  
Recorded: February 8, 1977  
Instrument No.: 410929  
Affects: A 60 foot strip of land over portions 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:
- Subdivision Guarantee Policy Number: 72156-46050678

Granted To: Puget Sound Power & Light Company, a Washington corporation

Purpose: Underground electric system

Recorded: September 1, 1988

Instrument No.: 515209

Affects: The West 30 feet of the North 40 feet of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of said Section 8

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Pacific Northwest Bell Telephone Company, a Washington corporation  
Purpose: Underground communication lines and above ground closure  
Recorded: October 4, 1989  
Instrument No.: 524057  
Affects: A ten foot (10') strip of land within the West thirty feet (30') of the North forty feet (40') of the existing road right of way in the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of said Section 8
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Pacific Northwest Bell Telephone Company, a Washington corporation  
Purpose: Underground communication lines and above ground closure  
Recorded: November 7, 1990  
Instrument No.: 534903  
Affects: The West thirty feet (30') of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of said Section 8
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: October 9, 1998  
Book: 23 Pages: 222 and 223  
Instrument No.: 199810090003  
Matters shown:  
a) 60 foot Easement "Q"

**END OF EXCEPTIONS**

**Notes:**

Subdivision Guarantee Policy Number: 72156-46050678

- 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: Parcels B and C, Book 23 of Surveys, pgs 222-223, ptn SE Quarter of Section 8, Township 19N, 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 No. 2: This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

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**

1998/08/09

23/222

23-2-

19980809003

PART OF THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

GRAPHIC SCALE



- LEGEND**
- 3/4" BEAR W / YELLOW CAP - CRUSE 18076
  - FOUND PIN & CAP - LS 11715
  - FENCE
  - EASEMENT
  - ( ) CALCULATED TO FOUND TE

**NOTES**

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-7000 TOTAL STATION WITH ALL INSTRUMENTS AND PROPERTY SURVEYS. THE INSTRUMENTS WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1.5,000 LINEAR FEET AFTER ADJUSTMENT.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- THE PERIMETER OF THE SUBJECT PARCEL IS DASED SURVEYS RECORDED IN BOOK 5 OF SURVEYS, PAGES 24 AND 64, RECORDS OF KITTITAS COUNTY.
- THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 18.04, 020 (2) AND (5).
- FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 22 OF SURVEYS, PAGE 40, RECORDS OF KITTITAS COUNTY.

(CONT.)

**AUDITOR'S CERTIFICATE**

Filed for record this 9th day of OCTOBER, 1998, at 1:22 PM, in Book 23 of Surveys of pages 2, 232, at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH, BY: *B. Allen*  
KITTITAS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of AUGUST 1, 1988.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18076  
OCTOBER 9, 1998  
DATE



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Elsaeburg, WA 98828 (509) 925-4747  
GARRISON PROPERTY

