

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46305991

## 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 7, 2018


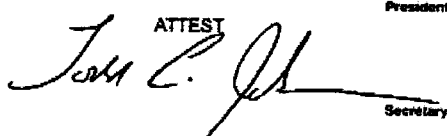
Issued by:

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: 72156-46305991

**RECEIVED**  
MAY 24 2018  
Kittitas Co. CDS

# **SUBDIVISION GUARANTEE**

Order No.: 235683AM  
Guarantee No.: 72156-46305991  
Dated: May 7, 2018

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

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:

Parcels 7 and 8, as described and/or delineated on that certain Survey as recorded February 28, 2001, in Book 26 of Surveys, pages 9, 10 and 11, under Auditor's File No. 200102280015, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Charles E. Clark, Jr. and Mary M. Clark, husband and wife

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 235683AM  
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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: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018  
Tax Type: County  
Total Annual Tax: \$2,871.29  
Tax ID #: 15897  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,435.65  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$1,435.64  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018

7. Tax Year: 2018  
Tax Type: County  
Total Annual Tax: \$113.23  
Tax ID #: 15893  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$56.62  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$56.61  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018
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. 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.
10. Waiver of damages from E.I. Church and Myrta M. Church, husband and wife contained in Deed to the Kittitas Reclamation District, dated December 14, 1927, and recorded in Book 46 of Deeds, page 107 under Auditor's File No. 88841, 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."  
(Affects the Northeast Quarter of the Southeast Quarter and the West Half of the Southeast Quarter of said Section 26)
11. 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.
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: Olympic Pipe Line Company, a corporation  
Purpose: To construct, maintain, operate, repair, alter or replace one and only one pipeline and such other underground equipment and communication cables which may be necessary or incidental to the operation of remote controlled facilities and continuous monitoring of pipeline operation systems.  
Recorded: July 9, 1996  
Instrument No.: 199607090065  
Affects: A portion of Parcel 8