

CHICAGO TITLE INSURANCE COMPANY

RECEIVED
AUG 07 2018
Kittitas County CDS

Policy No. 72156-46568865

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.

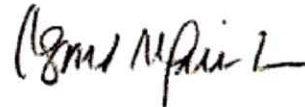

Dated: July 30, 2018

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

CHICAGO TITLE INSURANCE COMPANY


Authorized Signer



By: 
President
ATTEST

Secretary

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

Subdivision Guarantee Policy Number: 72156-46568865



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SUBDIVISION GUARANTEE

Order No.: 252130AM
Guarantee No.: 72156-46568865
Dated: July 30, 2018 at 7:30 A.M.

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

Your Reference: Big Creek Homes

Assured: Big Creek Homes, Inc.

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:

Lots 36 and 37, Block 3, PINE GLEN, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, pages 51, 52 and 53, records of said County; EXCEPT any portion of said lot which lies below the line of ordinary high water of the Yakima River.

Title to said real property is vested in:

Big Creek Homes, Inc., a Washington corporation

END OF SCHEDULE A



(SCHEDULE B)

Order No: 252130AM
Policy No: 72156-46568865

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: \$1,847.19
Tax ID #: 420334
Taxing Entity: Kittitas County Treasurer
First Installment: \$923.60
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$923.59
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Lot 36

Subdivision Guarantee Policy Number: 72156-46568865



7. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$573.08
Tax ID #: 430334
Taxing Entity: Kittitas County Treasurer
First Installment: \$286.54
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$286.54
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Lot 37
8. Liens, levies and assessments of the Pine Glen Maintenance Corporation.
9. The provisions contained in deed from the Northwestern Improvement Company, a corporation, Recorded: June 29, 1938, Book 59 of Deeds, page 271.
As follows:

"Excepting and reserving unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for, mining or otherwise extracting and carrying away the same; but the grantors, its successors and assigns, shall pay to the grantee or to his heirs or assigns, the market value at the time mining operations are commenced of such portion of the surface as may be used for such operation, or injured thereby, including any improvements thereon; the lands hereby conveyed being also subject to an easement in the public for any public roads heretofore laid out or established and now existing over and across any part of the premises."

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: The Pacific Telephone and Telegraph Company
Purpose: The right to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require consisting of underground cables, poles and other appurtenances, upon over and under a strip of land 30 feet wide across said land, together with the right of ingress and egress over and across said land over a road running generally along said strip or over such practical other route as may be mutually satisfactory; and the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface of said strip and to install gates in any fences crossing said strip.

Said easement further provides as follows:

"The undersigned hereby covenant that no structure shall be erected or permitted on said strip, that no inflammable material or explosives will be used or stored within 10 feet of said strip or within 100 feet of repeater housings; and that the land on said strip will not be used in agricultural operation or otherwise to a depth greater than 12 inches."

Recorded: February 19, 1948
Book 77 of Deeds, Page 664

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Plat of Pine Glen,
Recorded: November 13, 1961
Book: 3 of Plats Pages: 51, 52, and 53
Instrument No.: 292872
Matters shown:
 - a) Requirements 1-9 as contained thereon
 - b) Dedication thereon



12. The provisions contained in deed from Recreation Properties, Inc., a Washington corporation, Recorded: March 14, 1962
Instrument No.: 295522.
As follows:

"The Purchaser and/or owner of this lot understands and agrees that all the streets and highways within this plat and for access to this plat are the responsibility of the property owners within the plat including the cost of improvement, maintenance and plowing."
13. 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 Yakima River, if it is navigable.
14. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
15. 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.
16. 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.

END OF EXCEPTIONS

Notes:

- a. 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: Lots 36 and 37, Block 3, PINE GLEN, Book 3 of Plats, pages 51, 52 and 53.
- b. 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



981 PINE GLEN DR

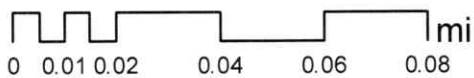


Date: 5/2/2018

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

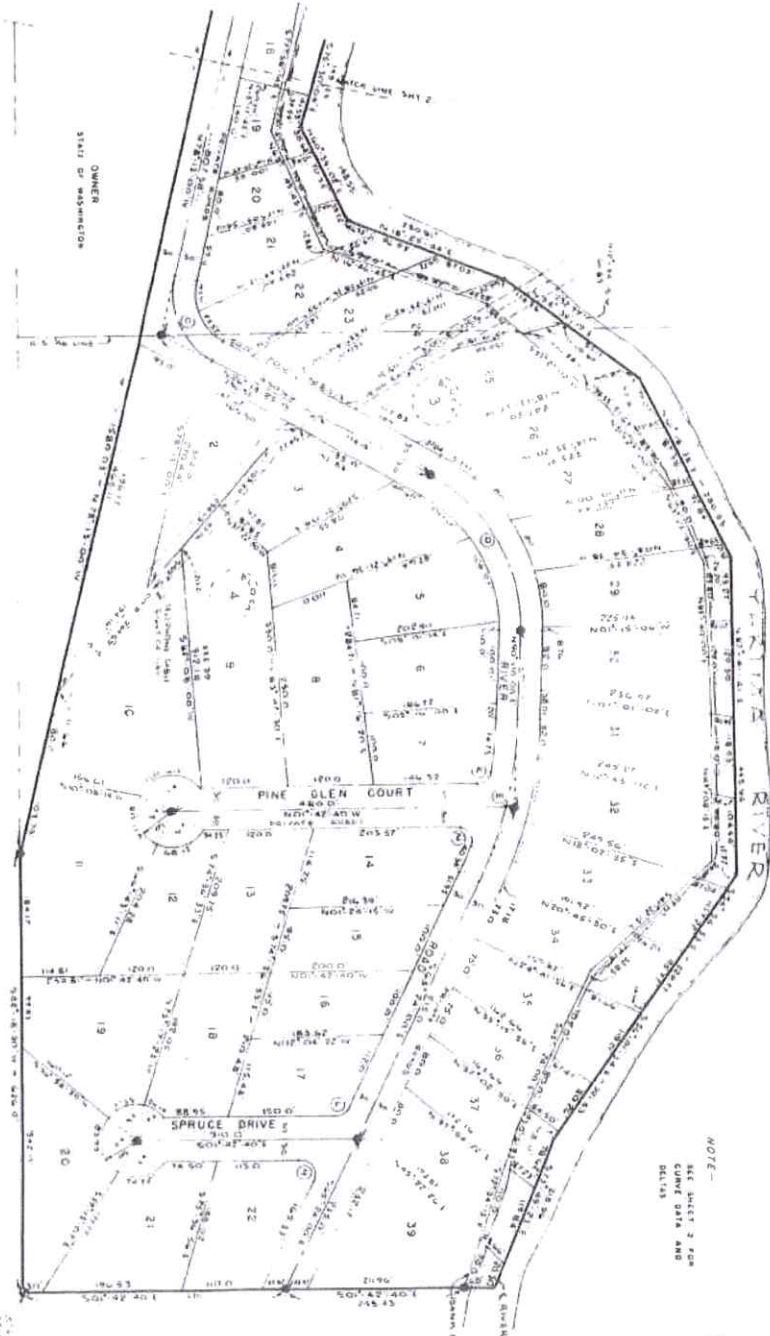




Receiving No 292872

PINE GLEN
A PORTION OF THE SW 1/4 OF SECT 17 TWP 20N,
R14E W3E
KITITAS COUNTY, WASHINGTON
SCALE: 1"=100'

SHEET 1 OF 3



LEGEND
 (C) OWNER'S FOUND
 (S) REQUIREMENT SET

OWNER
M. ANDERSON

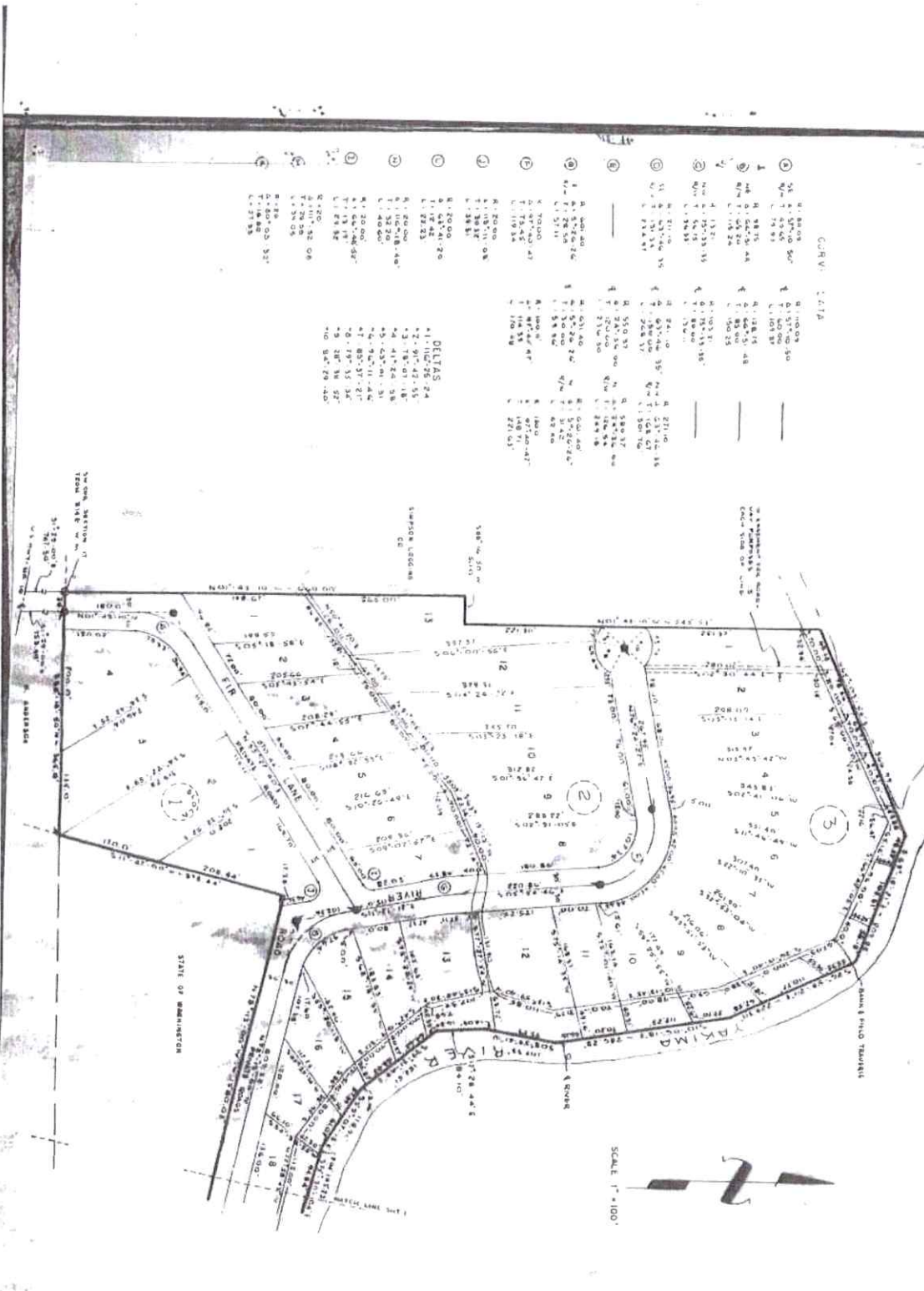
OWNER
J. BOTTLE

OWNER AND LIA
ENGINEER, SURVEYOR
1017 MAIN ST. S.E.
ELLensburg, WA
P. O. B.



PINE GLEN

A PORTION OF THE SW 1/4 OF SEC 17 T20N R4E W4M
KITITAS COUNTY, WASHINGTON



CURVE DATA

Station	Bearing	Distance	Station	Bearing	Distance
1	N 89° 10' 00" W	1.0000	1	N 89° 10' 00" W	1.0000
2	S 89° 10' 00" E	1.0000	2	S 89° 10' 00" E	1.0000
3	N 89° 10' 00" W	1.0000	3	N 89° 10' 00" W	1.0000
4	S 89° 10' 00" E	1.0000	4	S 89° 10' 00" E	1.0000
5	N 89° 10' 00" W	1.0000	5	N 89° 10' 00" W	1.0000
6	S 89° 10' 00" E	1.0000	6	S 89° 10' 00" E	1.0000
7	N 89° 10' 00" W	1.0000	7	N 89° 10' 00" W	1.0000
8	S 89° 10' 00" E	1.0000	8	S 89° 10' 00" E	1.0000
9	N 89° 10' 00" W	1.0000	9	N 89° 10' 00" W	1.0000
10	S 89° 10' 00" E	1.0000	10	S 89° 10' 00" E	1.0000
11	N 89° 10' 00" W	1.0000	11	N 89° 10' 00" W	1.0000
12	S 89° 10' 00" E	1.0000	12	S 89° 10' 00" E	1.0000
13	N 89° 10' 00" W	1.0000	13	N 89° 10' 00" W	1.0000
14	S 89° 10' 00" E	1.0000	14	S 89° 10' 00" E	1.0000
15	N 89° 10' 00" W	1.0000	15	N 89° 10' 00" W	1.0000
16	S 89° 10' 00" E	1.0000	16	S 89° 10' 00" E	1.0000
17	N 89° 10' 00" W	1.0000	17	N 89° 10' 00" W	1.0000
18	S 89° 10' 00" E	1.0000	18	S 89° 10' 00" E	1.0000

DELTA

Station	Bearing	Distance
1	N 110° 25' 24" W	1.1102
2	S 71° 01' 18" E	1.3220
3	N 41° 24' 38" E	1.4000
4	N 70° 00' 00" E	1.1102
5	S 71° 01' 18" E	1.3220
6	N 110° 25' 24" W	1.1102

LEGEND
○ MONUMENT CORNER
● MONUMENT MARK

STEWART AND SONS
ENGINEERS SURVEYORS
10023 MAIN ST. - SUITE 100
ELLSWORTH, ME 04829
6-618



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