

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46709771

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: April 10, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: 



ATTEST 
Secretary

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

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MAY 03 2019

Subdivision Guarantee Policy Number: 72156-46709771

Kittitas Co. CDS

SUBDIVISION GUARANTEE

Order No.: 291640AM
Guarantee No.: 72156-46709771
Dated: April 10, 2019 at 7:30 A.M.

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:

TRACT 1:

Parcel 1:

Parcel C as described and/or delineated on that certain Survey as recorded September 18, 1996, in Book 22 of Surveys, page 79, under Auditor's File No. 199609180018, records of Kittitas County, Washington; being a portion of Government Lots 3 and 4 and the South Half of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT Parcel 1 of that certain Survey as recorded August 12, 2004 in Book 30 of Surveys at pages 116 and 117, under Auditor's File No. 200408120040, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

TRACT 2:

Lots A1, A2, A3 and A4, of WIDNER SHORT PLAT, Kittitas County Short Plat No. SP-07-38, as recorded January 15, 2009, in Book K of Short Plats, pages 28 and 29, under Auditor's File No. 200901150002, records of Kittitas County, State of Washington; being a portion of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

TRACT 3:

A not more than 30 foot wide non-exclusive roadway easement for ingress and egress, along an existing private road (the Western edge of which easement shall coincide with the Western edge of said private road) located near the Eastern boundary of and in the Northeast corner of the Northeast Quarter of said Section 2, from Pays Road to the Northwest Quarter of the Northwest Quarter of said Section 1.

AND

A 20 foot wide non-exclusive roadway easement for ingress and egress, along the West boundary of the North 72.15 acres of Government Lots 4 and 3 of said Section 1, between the South boundary of said North 72.15 acres and the intersection of said West

Subdivision Guarantee Policy Number: 72156-46709771

boundary with the North boundary of an existing private road running from Pays Road, which existing private road is the subject matter of the next above described easement.

AND

Easement "C" as previously delineated on the survey recorded in Book 18 of Surveys, Page 105, under Auditor's File No. 546065, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

AND

A non-exclusive forty foot (40') wide easement for ingress, egress and utility purposes, over, under and upon a strip of land which is delineated and more particularly described as "Easement R" on that certain Survey as recorded September 18, 1996 in Book 22 of Surveys, page 79, under Auditor's File No. 199609180018, records of Kittitas County, State of Washington.

Title to said real property is vested in:

Philip M. Widner and Kimberly J. Widner, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 291640AM
Policy No: 72156-46709771

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: 2019
Tax Type: County
Total Annual Tax: \$2,990.38
Tax ID #: 691236
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,495.19
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,495.19
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

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Subdivision Guarantee Policy Number: 72156-46709771

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$21.06
Tax ID #: 955532
Taxing Entity: Kittitas County Treasurer
First Installment: \$21.06
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$22.95
Tax ID #: 955534
Taxing Entity: Kittitas County Treasurer
First Installment: \$22.95
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$21.06
Tax ID #: 955533
Taxing Entity: Kittitas County Treasurer
First Installment: \$21.06
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment:
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$22.12
Tax ID #: 955535
Taxing Entity: Kittitas County Treasurer
First Installment: \$22.12
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

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. 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.

Subdivision Guarantee Policy Number: 72156-46709771

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railroad Company, a corporation.
Recorded: January 8, 1902
Book: 1 of Deeds, Page 498
Instrument No.:

Said reservation was modified by agreement dated August 7, 1947 and recorded in Book 77 of Deeds, Page 143,

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

14. Easement "Q" including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in survey:
Recorded: July 13, 1989
Instrument No.: 521744
Book 16 of Surveys, Page 37

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress, egress and utilities
Recorded: January 18, 1990
Instrument No.: 526545
Volume 301, Page 94

16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 13, 1989
Book: 16 of Surveys, Page: 37
Instrument No.: 521744
Matters shown:
"An old fence meanders southerly of the true property line varying in proximity from 10' to 100'+."

Affects the Northerly portion of said premises.

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and distribution line
Recorded: April 6, 1990
Instrument No.: 528220
Volume 304, Page 391
Affects: Ten (10) feet in width having five (5) feet of such width on each side of a centerline as constructed or to be constructed lying within the above described property and other land.