

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46840363

## UPDATED GUARANTEE

**RECEIVED**  
JUN 24 2019

Kittitas Co. 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: May 9, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



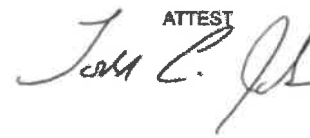
Authorized Signer

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: 72156-46840363

# SUBDIVISION GUARANTEE

Order No.: 297888AM  
Guarantee No.: 72156-46840363  
Dated: May 9, 2019

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

Your Reference:

Assured: Kyle Thayer

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 of that certain Survey as recorded May 9, 2014, in Book 39 of Surveys, pages 55 and 56, under Auditor's File No. 201405090004, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

**TRACT 2:**

Parcel 2 of that certain Survey as recorded May 9, 2014, in Book 39 of Surveys, pages 55 and 56, under Auditor's File No. 201405090004, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Kyle Thayer and Cara Thayer, a married couple

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 297888AM  
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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: 2019  
Tax Type: County  
Total Annual Tax: \$106.16  
Tax ID #: 11742  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$53.08  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$53.08  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tract 1

7. Tax Year: 2019  
Tax Type: County  
Subdivision Guarantee Policy Number: 72156-46840363

Total Annual Tax: \$304.36  
Tax ID #: 958611  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$152.18  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$152.18  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tract 2

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. Right of way for ditch having its intake at the Yakima River on the South side of said river near the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said section and running Southerly, as granted to Charles Vertrees, to Mary J. Ebert and James T. Ebert, by agreement recorded April 22, 1916, in Book 30 of Deeds, page 414 and 415. Said agreement provided that the ditch is owned by the parties jointly and the upkeep is to be at the expense of each party.
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: Kittitas County  
Purpose: Emergency levee repair  
Recorded: February 8, 1960  
Instrument No.: 280867  
Book 105 of Deeds, Page 845

"The consideration above mentioned is accepted as full compensation for all damages incidental to the exercise of the rights above granted."

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. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: May 9, 2014  
Book: 39 of Surveys Pages: 55 and 56  
Instrument No.: 201405090004  
Matters shown:
  - a) Location of fencelines in relation to property boundaries
  - b) 20' Easement Q for access as shown thereon
  - c) Location of shop in relation to boundary line
  - d) Location of truck scale in relation to boundary line
  - e) Location of Dike Road
13. 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

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extent that said covenant or restriction is permitted by applicable law.

Recorded: May 19, 2014

Instrument No.: 201405190023

Affects: Tract 1

14. The provisions contained in Statutory Warranty Deed to Kyle Thayer and Cara Thayer, a married couple,  
Recorded: May 28, 2014,  
Instrument No.: 201405280010.  
As follows:  
"Entire water right under Court Claim No. 01180 in State of Washington Dept, of Ecology V. James J. Acquavella, et al., Yakima County Superior Court Case No. 77-2-01484-5"  
Affects: Tract 2
15. 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.
16. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
17. 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 unnamed creek or stream, if it is navigable.
18. Any question of location, boundary or area related to the unnamed creek or stream, including, but not limited to, any past or future changes in it.
19. 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.

## END OF EXCEPTIONS

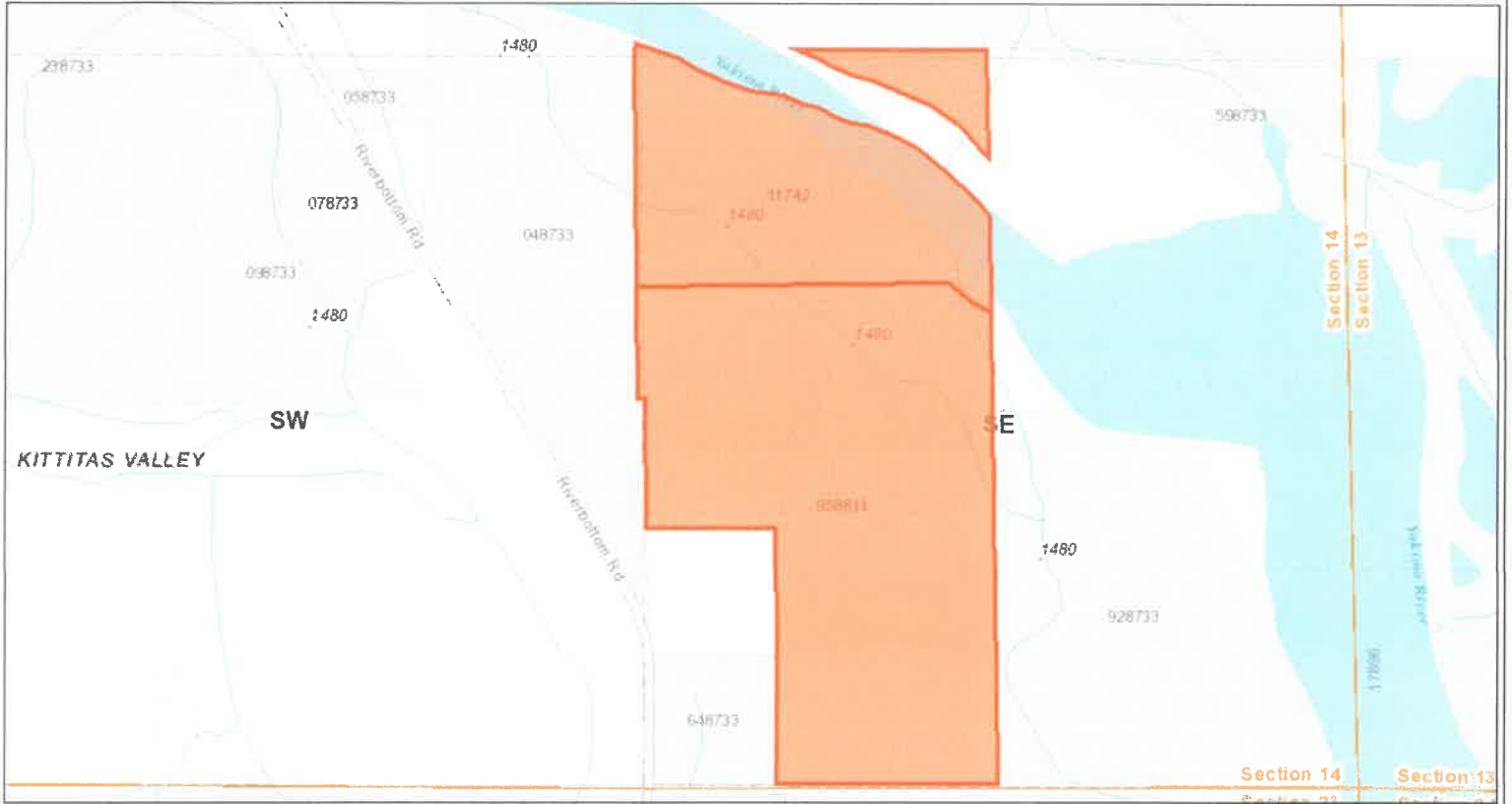
### Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- 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: Ptn of Parcel 1 and Parcel 2, Book 39 of Surveys, pgs 55 and 56, ptn SE Quarter of Section 14, Township 17 N, Range 18 E

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

# NKA Riverbottom Rd



Date: 5/10/2019

1 inch = 752 feet  
Relative Scale 1:9,028

**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.

