

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46840358

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 6, 2019

Issued by:

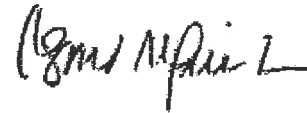
AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477



Authorized Signer

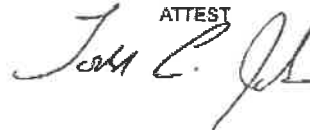
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



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

Subdivision Guarantee Policy Number: 72156-46840358

SUBDIVISION GUARANTEE

Order No.: 296000AM
Guarantee No.: 72156-46840358
Dated: May 6, 2019

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

Your Reference:

Assured: Jerry R. Larsen and Mary J. Larsen

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:

That portion of the East Half of the Southeast Quarter of Section 28, Township 17 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 28;

Thence South 89°29'19" West, 20.00 feet to the West right of way boundary of the County Road and to the true point of beginning;

Thence South 0°28'00" West along the said West right of way boundary (Emerson Road), 544.80 feet;

Thence North 89°23'22" West, 284.76 feet;

Thence North 66°23'25" West, 221.16 feet;

Thence North 81°12'32" West, 68.06 feet;

Thence North 47°07'48" West, 214.57 feet;

Thence North 19°58'25" East, 311.04 feet;

Thence North 89°29'16" East, 153.75 feet to the East boundary of the Town Ditch;

Thence North 30°36'00" East, along said East boundary 131.34 feet;

Thence South 82°21'50" East, 100.38 feet;

Thence South 56°15'00" East, 169.37 feet;

Thence North 89°29'16" East, 146.56 feet to the true point of beginning.

Except that portion of the above described Parcel that lies North of the following described line:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 28; thence South 89°29'19" West, 20.00 feet to the West right of way boundary of the county road; thence South 0°28'00" West along the said West right of way boundary (Emerson road), 283.36 feet to the true point of beginning for said described line; thence North 58°49'33" West, 359.39 feet; thence North 66°15'39" West, 170.98 feet to said town ditch and the end of said described line.

Except the right of way of the Ellensburg Water Company's Irrigation Canal, also known as the Town Ditch.

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Title to said real property is vested in:

Jerry R. Larsen and Mary J. Larsen, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

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Policy No: 72156-46840358

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: \$4,103.96
Tax ID #: 480333
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,051.98
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$2,051.98
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

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7. Tax Year: 2019
Tax Type: Irrigation
Total Annual Tax: \$385.00
Tax ID #: 480333
Taxing Entity: Kittitas County Treasurer
First Installment: \$192.50
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$192.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
8. Communication assessments for the year 2017, which become delinquent after April 30, 2017, if not paid.
Amount: \$30.00
Parcel No. : 480333
9. Communication assessments for the year 2018, which become delinquent after April 30, 2018, if not paid.
Amount: \$30.00
Parcel No. : 480333
10. Communication assessments for the year 2019, which become delinquent after April 30, 2019, if not paid.
Amount: \$30.00
Parcel No. : 480333
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
From: Thomas T. Wilson and Clara F. Wilson, his wife
Purpose: Right to maintain an irrigation ditch
Dated: December 28, 1914
Book 27 of Deeds, Page 24
Affects: Portion of said premises
12. Right of Way Contract and the terms and conditions contained therein
Grantee: Cascade Irrigation District
Purpose: Waste water ditch
Recorded: September 22, 1924
Instrument No.: 75265
13. Agreement and Release of Damages, and the terms and conditions contained therein
Grantee: County of Kittitas
Purpose: The construction and maintenance of a concrete pipe to carry irrigation waste across the County Road
Dated: June 8, 1932
Book: 52 of Deeds Page: 316
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Reserving to James E. Lawrence and Jantina E. Lawrence, husband and wife, the following: The right to adjust water at the turnout from the Town Ditch, and an easement for and existing Irrigation ditch to convey water from the Town Ditch to the land of James E. Lawrence and Jantina E. Lawrence, his wife, said ditch to be used jointly with purchaser in proportion to the acres irrigated by each therefrom.
Instrument No.: 375251
Affects: Portion of said premises
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

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Granted To: Randy C. Florito and Leslie R. Florito, husband and wife
Purpose: Ingress and egress
Recorded: July 3, 1973
Instrument No.: 383435
Book 41, Page 84
Affects: Portion of said premises

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.
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 and Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution line
Recorded: May 25, 1977
Instrument No.: 413309
Book 83, Page 694
Affects: Portion of said premises
18. Question as to discrepancies along the North boundary of said premises between the description set forth in Schedule "A" herein, deeds of record, and survey recorded December 17, 1991 in Book 18 of Surveys, page 95, under Auditor's File No. 545425.
19. 2 Party Shared Well Water Users Agreement, including the terms and provisions thereof,
Recorded: February 13, 2017
Instrument No.: 201702130039

END OF EXCEPTIONS

Notes:

Note No. 1: 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.

Note No. 2: 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 East Half of the SE Quarter of Section 28, Township 17 N, Range 19 E, W.M.

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