

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46914447

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: September 6, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

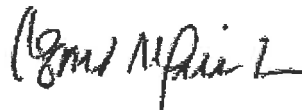
(509)925-1477


Authorized Signer



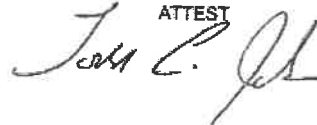
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46914447

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SUBDIVISION GUARANTEE

Order No.: 320846AM
Guarantee No.: 72156-46914447
Dated: September 6, 2019 at 7:30 AM

Liability: \$1,000.00
Fee: \$210.00
Tax: \$17.43

Your Reference:

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:

That portion of the Northwest Quarter of Section 2, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Commencing at the Northwest corner of said quarter of Section 2 and running thence South along the West boundary line thereof, 462.31 feet; thence South 89°13' East 90.89 feet; thence South 25°24.5' East, 482.74 feet; thence South 61°45.5' East 245.91 feet; thence South 54°58' East 434.62 feet; thence South 39.37' East 298.15 feet to the true point of beginning; thence continuing South 39°37' East 363.80 feet; thence South 60°19.75' East 130.00 feet; thence South 9°40.25' West 650 feet more or less to the Northerly bank of the Yakima River; thence Westerly along said bank of the Yakima River 660 feet more or less to a point which is South 24°23' West 870.6 feet from the point of beginning; thence North 24°23' East, 870.6 feet to the point of beginning.

Title to said real property is vested in:

Jack Wadkins and Linda MacDicken, husband and wife

END OF SCHEDULE A

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(SCHEDULE B)

Order No: 320846AM
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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: \$522.24
Tax ID #: 016333
Taxing Entity: Kittitas County Treasurer
First Installment: \$261.12
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$261.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

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Subdivision Guarantee Policy Number: 72156-46914447

7. Tax Year: 2019
Tax Type: Irrigation
Total Annual Tax: \$376.76
Tax ID #: 016333
Taxing Entity: Kittitas County Treasurer
First Installment: \$188.38
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$188.38
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$288.54
Tax ID #: 026333
Taxing Entity: Kittitas County Treasurer
First Installment: \$144.27
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$144.27
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019
Tax Type: Irrigation
Total Annual Tax: \$79.20
Tax ID #: 026333
Taxing Entity: Kittitas County Treasurer
First Installment: \$39.60
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$39.60
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
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: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain electric transmission and distribution line consisting of a single line of poles with necessary appurtenances over and across the above described property, together with the right of ingress to and egress from said lands across adjoining lands; and the right to cut all brush and timber and trim all trees standing or growing upon said lands, which in the opinion of the grantee constitute a menace or danger to said line, as conveyed to Puget Sound Power and Light Company by easement dated March 18, 1947, and recorded in Book 81 of Deeds, page 404, under Auditor's File No. 206916
Recorded: March 25, 1947
Instrument No.: 206916
Book 81, Pages 404 and 405
Affects: Portion of said premises

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11. 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 Massachusetts corporation
Purpose: The right to construct, erect, operate, and maintain an electric transmission and distribution line together with the right of ingress to and egress from said lands and the right to cut all brush and timber and trim all tress standing or growing upon said lands which, in the opinion of the grantee, constitutes a menace or danger to said land.
Instrument No.: 339256
Book 125 of Deeds, Page 607
Affects: Portion of said premises
12. 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: March 12, 1976
Instrument No.: 403399
Book 69, Page 445
Easement further states as follows:

"The purpose of this easement is to serve adjacent property, and the beneficiaries of said easement agree to keep the access gate closed to prevent the straying of livestock as a result of their use of said roadway easement."
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 19, 2016
Book: 40 of Surveys Page: 148
Instrument No.: 201610190024
Matters shown:
a) Location of fenceline in relation to the West and the South boundary
14. 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.
15. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
16. 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.

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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 NW Quarter of Section 2, Township 18N, Range 17E, 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

