

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46914461**

## 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: October 8, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

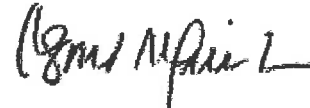
Ellensburg, WA 98926

(509)925-1477

  
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

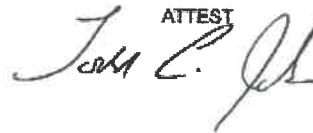
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46914461

# SUBDIVISION GUARANTEE

Order No.: 328099AM  
Guarantee No.: 72156-46914461  
Dated: October 8, 2019

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$24.90  
Work Charge: \$150.00  
Sales Tax: \$12.45

Your Reference: 8190 Wilson Creek Rd, WA 98926

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:

Parcel 1:

A tract of land lying in the Southwest Quarter of the Northwest Quarter of Section 8, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the West 1/16 corner of the Northwest Quarter of Section 8; thence North 88°57' East along the North boundary of the Southwest Quarter of the Northwest Quarter of Section 8, a distance of 507.3 feet; thence South 1°42' West a distance of 190.0 feet; thence South 88°57' West a distance of 507.3 feet to intersect the West boundary of the Southwest Quarter of the Northwest Quarter of Section 8; thence North 1°42' East along said West boundary of distance of 190.0 feet to the point of beginning.

AND

The Northwest Quarter of the Northwest Quarter of Section 8,

EXCEPT:

A tract of land bounded by a line beginning at a point 20 feet South of a point 27 feet East of the Northwest corner of said Section 8, said point being the intersection of the South and East boundary lines of the Right of Way of the County Road; and running thence North 88°57' East, along the South boundary line of the Right of Way of the County Road, 1360.3 feet; thence South 1°42' West 642.0 feet; thence 88°57' West 1360.3 feet to the East boundary Right of Way of the County Road, and thence North 1°42' East, along the East boundary of said Right of Way, 642.0 feet to the point of beginning.

AND EXCEPT: A tract of land described as follows:

Commencing at the West 1/16 corner of the Northwest Quarter of Section 8; thence North 88°57' East, along the South boundary of the Northwest Quarter of the Northwest Quarter of Section 8, a distance of 507.3 feet to the point of beginning; thence North 1°42' East a distance of 163.6 feet; thence North 88°57' East a distance of 692.6 feet to intersect the East boundary of the Northwest Quarter of the Northwest Quarter of Section 8; thence South 1°42' West, along said East boundary of the Northwest Quarter of Section 8, a distance of 163.6 feet to the center 1/16 corner of the Northwest Quarter of the Northwest Quarter of Section 8, a distance of 692.6 feet to the point of beginning.

AND EXCEPT:

Parcel B of that certain survey as recorded December 16, 1996 in Book 22 of Surveys, pages 128 and 129, under Auditor's File No. 199612160044, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 8, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington.

Parcel 2:

That portion of the Southwest Quarter of the Northwest Quarter of Section 8, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northwest corner of said Quarter of Quarter Section; thence South 1°42' West along the West boundary line of said Quarter of Quarter Section 190.0 feet to the true point of beginning; thence North 88°57' East parallel with the North line of said Quarter of Quarter Section, 507.3 feet; thence South 1°42' West parallel with the West line of said Quarter of Quarter Section, 600.0 feet; thence South 88°57' West parallel with the North line of said Quarter of Quarter Section, 507.3 feet to a point on the West boundary of said Quarter of Quarter Section; thence North 1°42' East along said West boundary 600.0 feet to the true point of beginning.

EXCEPT right of way for Wilson Creek County Road along the West boundary.

AND EXCEPT that portion of the Southwest Quarter of the Northwest Quarter of Section 8, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northwest corner of said Quarter of Quarter Section; thence South 1°42' West along the West boundary line of said Quarter of Quarter Section 446.0 feet to the true point of beginning; thence South 1°42' West 344.0 feet; thence North 88°57' East, parallel with the North line of said Quarter of Quarter Section; 507.3 feet; thence North 1°42' East parallel with the West line of said Quarter of Quarter Section, 242.0 feet; thence Northwesterly to the true point of beginning.

Title to said real property is vested in:

Ruth Ann Brunner, a married woman as her separate estate

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 328099AM  
Policy No: 72156-46914461

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: \$950.15  
Tax ID #: 10847  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$475.08  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$475.07  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-46914461

7. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$635.95  
Tax ID #: 694234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$317.98  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$317.97  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$2,307.30  
Tax ID #: 674234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,153.65  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$1,153.65  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
9. Communication assessments for the year 2019, which become delinquent after April 30, 2019, if not paid.  
Amount: \$0.00  
Parcel No. : 10847
10. 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.  
  
To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Laying, operating and maintaining a line of 12 inch water pipe  
Recorded: July 21, 1911  
Book 18 of Superior Court Journals, Page 331, in Civil Cause No. 4408  
Affects: Northwest Quarter of the Northwest Quarter of Section 8
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ellensburg Water Supply Company  
Purpose: constructing, operating, maintaining and renewing a water pipeline  
Recorded: March 31, 1911  
Book 23 of Deeds, Page 126  
Affects: The Southwest Quarter of the Northwest Quarter of said Section 8
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: James Munro and Edith Munro, husband and wife  
Purpose: Right of way for County Road across said premises  
Recorded: May 11, 1933  
Book 54 of Deeds, Page 11  
Affects: The Southwest Quarter of the Northwest Quarter of Section 8

14. The provisions contained in Deed,  
Recorded: September 29, 1929,  
Book: 48 of Deeds, Page: 96  
As follows:  
"Said grantors for themselves and their heirs, administrators, and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands hereby conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors and assigns, over and open the premises conveyed."
15. Right of way for irrigation ditch across the North Half of the Northwest Quarter of said Section, conveyed to E.E. Farnum by deed dated March 25, 1955, recorded in Book 95 of Deeds, page 333.
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. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$35,303.53  
Trustor/Grantor: Ruth Ann Brunner and Gerald F Brunner, wife and husband  
Trustee: West One Trust Company  
Beneficiary: West One Bank  
Dated: January 8, 1996  
Recorded: January 12, 1996  
Instrument No.: 199601120024  
  
An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: March 8, 1996  
Instrument No.: 199603080022
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 16, 1996  
Book: 22 of Surveys Page: 128 and 129  
Instrument No.: 199612160044  
Matters shown:  
a) Any discrepancies between boundary lines shown thereon and the legal description of record  
b) Location of fencelines in relation to property boundaries  
c) Notes thereon

**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 SW Quarter of the NW Quarter and NW Quarter of the NW Quarter of Section 8, Township 18 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**