

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47018291

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: December 12, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-47018291

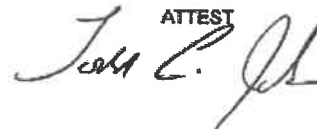
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



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Kittitas Co. CDS

SUBDIVISION GUARANTEE

Order No.: 340476AM
Guarantee No.: 72156-47018291
Dated: December 12, 2019

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

Your Reference: NKA Stevens Rd, Ellensburg, 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:

All of that portion of the Northwest Quarter of the Southwest Quarter lying West and South of the Kittitas Reclamation District "turbine ditch," all in Section 11, Township 17 North, Range 20 East, W.M., Kittitas County, Washington, containing 25.90 acres more or less.

AND

That portion of the West Half of the Northwest Quarter lying West and below the Kittitas Reclamation District in Section 11, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

AND

That portion of the Southwest Quarter of the Southwest Quarter lying below the Kittitas Reclamation District Canal in Section 11, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT Any County road right-of-ways.

Title to said real property is vested in:

F.M. Rothrock Co., a Washington Corporation

END OF SCHEDULE A

(SCHEDULE B)

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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: \$651.08
Tax ID #: 200633
Taxing Entity: Kittitas County Treasurer
First Installment: \$325.54
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$325.54
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

7. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents of existing real estate contracts), please be aware of the following:

This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer 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.

8. 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.

9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Moscow Idaho Seed Company.
Recorded: April 23, 1943
Book: 66 of Deeds, Page 178
Instrument No.: 172865
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.
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: The Pacific Telephone and Telegraph Company, a California corporation
Purpose: A pole line
Recorded: February 7, 1952
Instrument No.: 248365
Affects: North 10 feet of Section 11
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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Pitcher
Purpose: Carrying irrigation water
Recorded: May 31, 1979
Instrument No.: 432909
Affects: A 5' wide strip across the West Half of the Northwest Quarter of said Section 11
13. Effect, if any, of a Statutory Warranty Deed,
From: John S. Clerf and Janet J. Clerf, husband and wife
To: Clerf Family L.L.C., a Washington Limited Liability Company
Recorded: July 18, 2007
Instrument No.: 200707180019

We cannot find evidence that F.M. Rothrock ever deeded out of title.

14. Any right, title and interest of Clerf Family LLC, a Washington Limited Liability Company,
As disclosed by: Statutory Warranty Deed
Recorded: July 18, 2007
Instrument No.: 200707180019

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 NW Quarter of the SW Quarter; ptn W Half of the NW Quarter; ptn of the SW Quarter of the SW Quarter, all in Section 11, Township 17 N, Range 20, 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