

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47018289

## 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 9, 2019

Issued by:

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



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

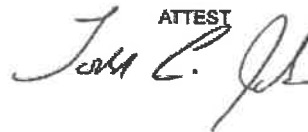
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47018289

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Kittitas Co. CDS

# SUBDIVISION GUARANTEE

Order No.: 340468AM  
Guarantee No.: 72156-47018289  
Dated: December 9, 2019

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

Your Reference: 751 Mansperger 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:

Farm Unit "A" according to U.S.D.I. Bureau of Reclamation Farm Unit Plat, being the North Half of the Northeast Quarter of Section 10, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington,

**EXCEPT**

1. Right of way of County Road (Mansperger Road) along the West boundary and a portion of the North boundary thereof.
2. Right of way of the Kittitas Reclamation District canal as disclosed by Appraisal of Lands recorded April 15, 1943, in Book 66 of Deeds, page 157.
3. Beginning at the Northwest corner of the Northeast Quarter of said Section; thence South 03°41'48" West along the West boundary of said Quarter, 327.88 feet to the true point of beginning of this exception; thence South 85°18'12" East, 20 feet; thence North 87°55'59" East, 508.04 feet; thence South 03°41'48" West, 1051.66 feet, more or less, to the South boundary line of the North Half of the Northeast Quarter of said Section; thence West along said South boundary line to the West boundary line of said North Half of the Northeast Quarter; thence North along said West boundary line to the true point of beginning.

Title to said real property is vested in:

Sage A. Shelton and Kimberly A. Shelton, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 340468AM  
Policy No: 72156-47018289

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: \$488.55  
Tax ID #: 850633  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$244.28  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$244.27  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-47018289

7. 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.
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. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$232,507.70  
Trustor/Grantor: Sage A. Shelton and Kimberly A. Shelton, husband and wife  
Trustee: AmeriTitle  
Beneficiary: Cashmere Valley Bank  
Dated: May 3, 2018  
Recorded: May 4, 2018  
Instrument No.: 201805040030

#### **END OF EXCEPTIONS**

#### **Notes:**

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.

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 Farm Unit "A" according to U.S.D.I. Bureau of Reclamation Farm Unit Plat, N Half of the NE Quarter of Section 10, 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**