

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47018309

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: February 5, 2020

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer



Kittitas Co. CDS



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: 72156-47018309

SUBDIVISION GUARANTEE

Order No.: 351057AM
Guarantee No.: 72156-47018309
Dated: February 5, 2020

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

Your Reference: 450 & 550 Thrall Rd, Ellensburg, WA 98926

Assured: Dustin L. Wallace and 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 and 2 of that certain Survey as recorded September 16, 2016, in Book 40 of Surveys, page 141 under Auditor's File No. 201609160046, records of Kittitas County, Washington, being a portion of the Northeast Quarter of Section 31, Township 17 North, Range 19 East, W.M.;

EXCEPTING therefrom the 1993 Marlette Manufactured Home, Model 1830 located on Parcel 2.

Title to said real property is vested in:

Dustin L. Wallace, an unmarried man

END OF SCHEDULE A

(SCHEDULE B)

Order No: 351057AM
Policy No: 72156-47018309

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: 2020
Tax Type: County
Total Annual Tax: \$2,370.97
Tax ID #: 640333
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,185.49
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$1,185.48
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Parcel 1

Subdivision Guarantee Policy Number: 72156-47018309

7. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$1,789.14
Tax ID #: 920333
Taxing Entity: Kittitas County Treasurer
First Installment: \$894.57
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$894.57
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Parcel 2
8. Communication assessment for the year 2020, which becomes delinquent after April 30, 2020, if not paid.
Amount: \$30.00
Parcel No. : 920333
Affects: Parcel 2

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

9. 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.

10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Albert Tozer.
Recorded: May 25, 1931
Book: 49 of Deeds, Page 547
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.
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 and Light Company
Purpose: 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
Dated: May 15, 1951
Book 86 of Deeds, Page 614
Affects: Portion of said premises
12. 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.

13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 16, 2016
Book: Book 40 of Surveys Page: 141
Instrument No.: 201609160046
Matters shown:
 - a) Location of fenceline for kennel in relation to property boundary
 - b) Location of powerlines
 - c) Location of existing fence
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 Wilson Creek, if it is navigable.
15. Any question of location, boundary or area related to the Wilson Creek, 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.
17. Water Metering Agreement and the terms and conditions contained therein
Between: Dustin Wallace
And: County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department
Recorded: October 2, 2017
Instrument No.: 201710020020
18. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$196,800.00
Trustor/Grantor: Dustin L. Wallace, an unmarried man
Trustee: Aldridge Pite LLP
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for HomeBridge Financial Services, Inc.
Dated: October 22, 2019
Recorded: October 23, 2019
Instrument No.: 201910230037
Affects: Parcel 1

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: Parcel 1 and 2, Book 40 of Surveys, page 141, ptn of the NE Quarter of Section 31, Township 17 N, Range 19 E, W.M.
- c. It has come to our attention that there is a manufactured home situated on the land covered by this commitment. In order for the company to insure the manufactured home as a part of the land, the company will require:
 - (a) A 'Statement of Intent to Declare Manufactured Home Real Property' be recorded.
 - (b) Verification that the tax assessor will assess the mobile home as real property: and
 - (c) A cancellation of the certificate of title by the Department of Motor Vehicles.

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

450 and 550 THRALL RD



Date: 2/6/2020

1 inch = 376 feet
Relative Scale 1:4,514

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

