

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47018322

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: March 5, 2020

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

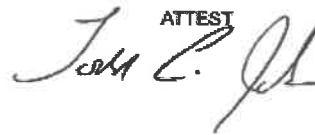
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47018322

RECEIVED
MAR 11 2020
Kittitas Co. CDS

SUBDIVISION GUARANTEE

Order No.: 356321AM
Guarantee No.: 72156-47018322
Dated: March 5, 2020

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

Your Reference: NKA Schnebly 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:

Parcels B and D, of that certain Survey as recorded July 10, 1998, in Book 23 of Surveys, pages 162 and 163, under Auditor's File No. 199807100012, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 13, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Craig Phillip Schnebly, an unmarried man

END OF SCHEDULE A

(SCHEDULE B)

Order No: 356321AM
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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: 2020
Tax Type: County
Total Annual Tax: \$93.89
Tax ID #: 13495
Taxing Entity: Kittitas County Treasurer
First Installment: \$46.95
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$46.94
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

7. Tax Year: 2020
 Tax Type: County
 Total Annual Tax: \$155.23
 Tax ID #: 13497
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$77.62
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2020
 Second Installment: \$77.61
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2020

8. 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.

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. Waiver of damages contained in deed from E. A. Erickson and Flora Erickson, husband and wife, to the Kittitas Reclamation District, a corporation, recorded November 20, 1929 in Book 48 of Deeds, page 92, under Auditor's File No. 98173, as follows:

 "Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."
 (Affects: Parcel D)

11. Waiver of damages contained in deed from E. A. Erickson and Dora Erickson, his wife, to the Kittitas Reclamation District, recorded January 15, 1931, in Book 49 of Deeds, page 222, under Auditor's File No. 103778, as follows:

 "Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."
 (Affects: Parcel D)

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: July 10, 1998
Book: 23 of Surveys Page: 162 and 163
Instrument No.: 199807100012
Matters shown:
 - a) Forty foot (40') Easement "Q" affecting the East 40 feet of Parcel B and the North 40 feet of Parcel D
 - b) Location of existing fence lines in relation to the perimeter boundaries;
14. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: August 13, 1998
Instrument No.: 199808130014
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: William G. Viert, as his separate property, his heirs, successors and assigns
Purpose: Existing underground pipeline for the delivery of domestic water and stock water from a spring located on Parcel B to homes on the South portion of the described property, together with ingress and egress for the right to maintain, repair and replace said pipeline
Recorded: December 10, 1998
Instrument No.: 199812100026
Affects: Parcels B and D
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation easement of sufficient width so as to deliver irrigation water together with easement of sufficient width for the purposes of ingress and egress for maintenance of the irrigation ditch
Recorded: December 10, 1998
Instrument No.: 19812100026
Affects: The West and East boundaries of Parcel B and the East boundary of Parcel D for the benefit of Parcels A, B, C and D, Book 23 of Surveys, Pages 162 and 163.
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Access to shared standpipe outlet
Recorded: December 10, 1998
Instrument No.: 199812100026
Affects: Parcel B for benefit of Parcels C and D

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Steve K. Franchini and Diane M. Franchini, husband and wife and Edgar Martinez and Holli Martinez, husband and wife
Purpose: Nonexclusive Utility Easements
Recorded: November 6, 2009
Instrument No.: 200911060029
19. 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 Energy, Inc.
Purpose: Utility Systems
Recorded: July 9, 2019
Instrument No.: 201907090038
Affects: Parcel D
20. Water Metering Agreement and the terms and conditions contained therein
Between: Craig Schnebly
And: County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department
Recorded: October 29, 2019
Instrument No.: 201910290072
Affects: Parcel B
21. Water Metering Agreement and the terms and conditions contained therein
Between: Craig Schnebly
And: County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department
Recorded: October 29, 2019
Instrument No.: 201910290074
Affects: Parcel D

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: Parcels B and D, Book 23 of Surveys, pgs 162-163, ptn of the NW Quarter of Section 13, Township 18 N, Range 19 E, W.M.