

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47151982

## GUARANTEE

**RECEIVED**  
APR 23 2020  
Kittitas Co. CDS

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: April 15, 2020

Issued by:

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



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

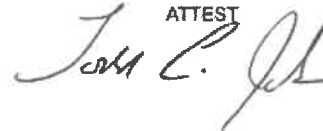
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47151982

# **SUBDIVISION GUARANTEE**

Order No.: 366271AM

Guarantee No.: 72156-47151982

Dated: April 15, 2020

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Your Reference: 3380 Teanaway Rd, Cle Elum, WA 98922

Assured: Milton Freeman Downs and Geraldine Downs, husband and wife

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:

That portion of the Southwest Quarter of the Southeast Quarter and all of that portion of the Southwest Quarter lying North and East of Teanaway Road of Section 13, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington

Title to said real property is vested in:

Milton Freeman Downs and Geraldine Downs, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 366271AM  
Policy No: 72156-47151982

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: \$29.34  
Tax ID #: 914835  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$29.34  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020

7. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$1,992.64  
Tax ID #: 604835  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$996.32  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$996.32  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020
8. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$30.52  
Tax ID #: 274835  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$30.52  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020
9. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company, a corporation.  
Recorded: October 15, 1915  
Instrument No.: 41472  
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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.  
Recorded: July 8, 1903  
Book: 1 of Deeds, Page 556  
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.
12. Release of Damages by the party herein named releasing the City/County herein named from all future claims for damage resulting from the act herein described.  
Dated (Acknowledged): March 8, 1938  
Recorded: March 9, 1938  
Auditor's No: 139133  
Executed By: Otto J. Christensen and Elma T. Christensen, his wife  
City/County: Kittitas County  
Act: From all claims or damage to the Triple M Ditch located on the Southwest Quarter of the Southeast Quarter of said Section 13
13. Right of way of the Triple M Ditch in the Southwest Quarter of the Southeast Quarter of said Section 13 as disclosed by instrument recorded March 9, 1938 under Auditor's File No. 139133.

14. Right of way of Giles-Castor ditch and an open ditch over portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of said Section 13 recorded November 26, 1940 under Auditor's File No. 157749.
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: Boise Cascade Corporation, a Delaware corporation  
Purpose: Road  
Recorded: December 19, 1979  
Instrument No.: 438455  
Affects: A 40 foot strip of land over the Northeast Quarter of the Southwest Quarter of said Section 13
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Boise Cascade Corporation, a Delaware corporation  
Purpose: Road  
Recorded: December 19, 1979  
Instrument No.: 438456  
Affects: A 40 foot strip of land over the Southwest Quarter of said Section 13
17. 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.
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: Joan M. Scott, individually, and the Estate of William D. Scott  
Purpose: Ingress and egress  
Recorded: March 5, 2020  
Instrument No.: 202003050017  
Affects: Portion of said premises
19. 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 unnamed creek, if it is navigable.
20. Any question of location, boundary or area related to the unnamed creek, including, but not limited to, any past or future changes in it.
21. 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.

**END OF EXCEPTIONS**

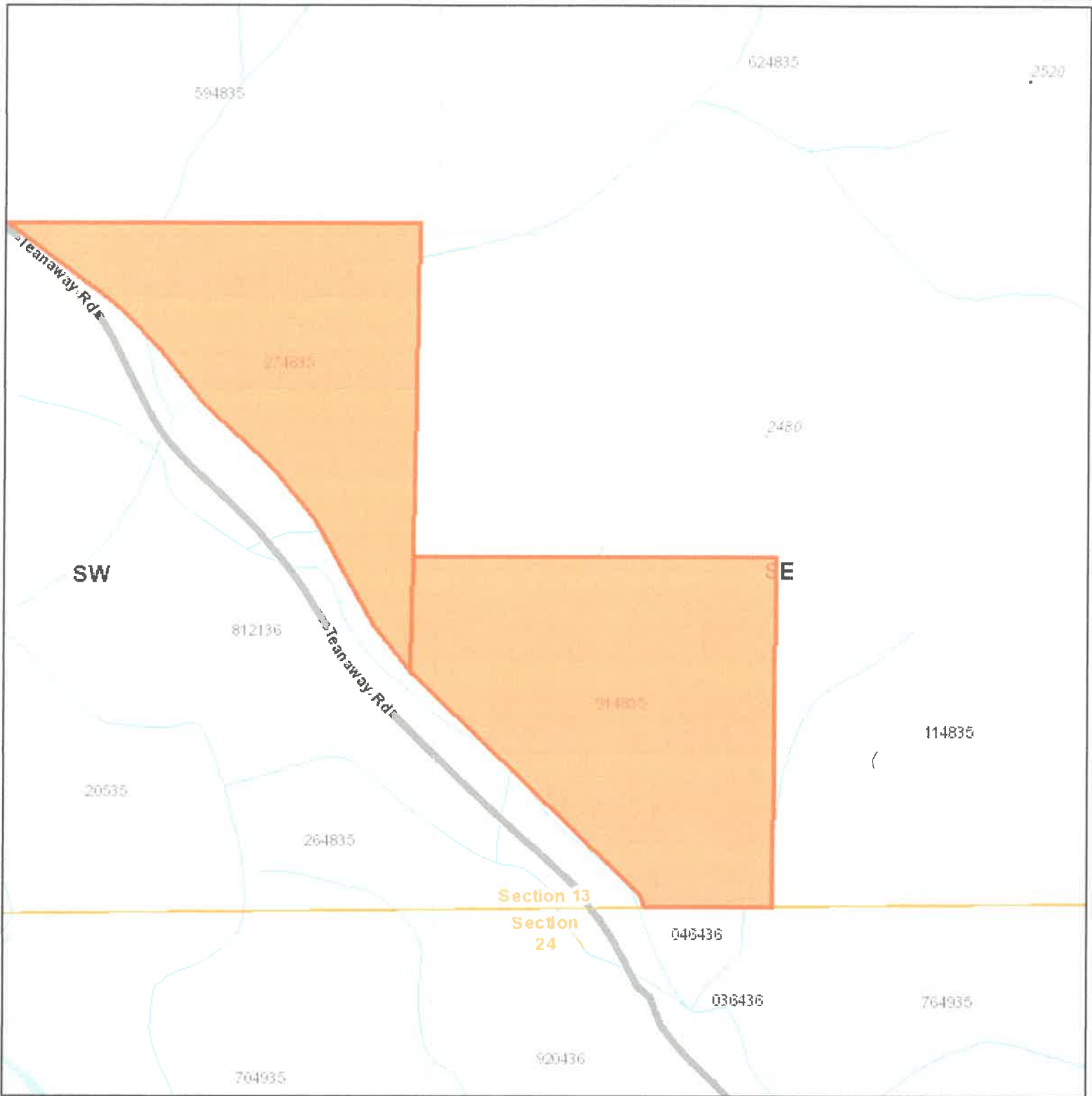
**Notes:**

- 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 of the SW Quarter of the SE Quarter and all of that ptn of the SW Quarter lying N and E of Teanaway Road of Section 13, Township 20 N, Range 16 E, W.M.
- c. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- d. According to the available County Assessor's Office records or information provided to the company, the purported address of said land is:  
3380 Teanaway Rd, Cle Elum, WA 98922

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**

914835 604835 274835



Date: 4/16/2020

1 inch = 752 feet  
Relative Scale 1:9,028

**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.

