

CHICAGO TITLE INSURANCE COMPANY

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JUL 13 2020

Policy No. 72156-47018319

Kittitas County CDS

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 28, 2020


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



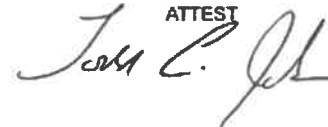
 Authorized Signer



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: 72156-47018319

SUBDIVISION GUARANTEE

Order No.: 354482AM
Guarantee No.: 72156-47018319
Dated: February 28, 2020

Liability: \$1,000.00
Fee: \$350.00
Tax: \$24.90

Your Reference: 140 Rosebriar Ln 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:

PARCEL 1:

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at a point which is 331.2 feet South of the Northeast corner of said Quarter of Quarter Section and running thence West 747.18 feet; thence South 662.3 feet; thence East 748.54 feet; and thence North 662.4 feet to the point of beginning.

PARCEL 2:

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point which is 331.2 feet South of the Northeast corner of said Quarter of Quarter Section and running thence West 747.18 feet; thence South 662.3 feet to the true point of beginning; thence South to the North line of the County Road as described in Deed recorded in Book 39 of Deeds, page 599; thence East along said North line to the East line of the Southeast Quarter of the Northwest Quarter of said Section 29; thence North along said East line to the point due East of the true point of beginning; thence West to the true point of beginning.

PARCEL 3:

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 0°16'28" West, 331.2 feet; thence North 89°14'20" West, 747.18 feet to the true point of beginning; thence South 89°14'54" West, 158.63 feet; thence North 88°24'14" West, 80.71 feet; thence South 12°28'16" West, 335.53 feet; thence South

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46°53'57" West, 195.06 feet; thence South 56°33'44" West, 89.25 feet; thence South 0°12'37" East, 141.63 feet; thence South 88°48'50" East, 525.08 feet; thence North 0°16'28" East, 662.42 feet to the true point of beginning.

AND

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at a point which is 331.2 feet South of the Northeast corner of said Quarter of Quarter Section and running thence West 747.18 feet; thence South 662.3 feet to the true point of beginning; thence South to the North line of the County Road as described in Deed recorded in Book 39 of Deeds, page 599; thence West along said North line to the West line of the Southeast Quarter of the Northwest Quarter of said Section 29; thence North along said West line to a point due West of the true point of beginning; thence East to the true point of beginning.

PARCEL 4:

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point which is 331.2 feet South of the Northeast corner of said quarter of quarter section, and running thence West 747.18 feet to the true point of beginning; thence running West 542 feet; thence South 662.28 feet; thence East 542 feet; and thence North 662.3 feet to the true point of beginning;

Excepting therefrom that portion described as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., described as follows:

Beginning at the Northeast Quarter of said Southeast Quarter of the Northwest Quarter, thence South 0°16'28" West, 331.2 feet, thence North 89°14'20" West, 747.18 feet to the true point of beginning; thence South 89°14'54" West, 158.63 feet; thence North 88°24'14" West, 80.71 feet; thence South 12°28'16" West, 335.53 feet; thence South 46°53'57" West, 195.06 feet; thence South 56°33'44" West, 89.25 feet; thence South 0°12'37" East, 141.63 feet; thence South 88°48'50" East, 525.08 feet; thence North 0°16'28" East, 662.42 feet to the true point of beginning.

Title to said real property is vested in:

Randall M. Whitman and Deborah A. Whitman, husband and wife

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: 2020
Tax Type: County
Total Annual Tax: \$157.56
Tax ID #: 054534
Taxing Entity: Kittitas County Treasurer
First Installment: \$78.78
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$78.78
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

7. Tax Year: 2020
 Tax Type: County
 Total Annual Tax: \$53.19
 Tax ID #: 064534
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$26.60
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2020
 Second Installment: \$26.59
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2020

8. Tax Year: 2020
 Tax Type: County
 Total Annual Tax: \$8,998.56
 Tax ID #: 634534
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$4,499.28
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2020
 Second Installment: \$4,499.28
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2020

9. Tax Year: 2020
 Tax Type: County
 Total Annual Tax: \$843.80
 Tax ID #: 134534
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$421.90
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2020
 Second Installment: \$421.90
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2020

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

11. 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.

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as contained in deed recorded on March 22, 1911, in Book 22 of Deeds, page 471, under Kittitas County Auditor's File No. 29267, deed recorded February 15, 1912, in Book 23 of Deeds, page 488, under Kittitas County Auditor's File No. 31658, deed recorded May 18, 1914, in Book 26 of Deeds, page 618, under Kittitas County Auditor's File No. 37715, and deed recorded May 18, 1914, in Book 26 of Deeds, page 619, under Kittitas County Auditor's File No. 37716;
For : Roadway
Affects : A portion of said premises and other lands
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: Puget Sound Power & Light Company
Purpose: Electric line, appurtenances, and access to same
Recorded: July 8, 1964
Instrument No.: 313912
Affects: A portion of said premises and other land
14. Easements, including the terms and provisions thereof for the purposes shown below and rights incidental thereto as set forth in Real Estate Contract and Statutory Warranty Deed:
Granted To: Gerald K. Williams and Laura R. Williams, husband and wife
Purpose: Ingress and egress over and along the existing roadway
Recorded: December 1, 1975 and June 14, 1977
Instrument No.: 401471 and 413784
Affects: A portion of said premises
15. 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.
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: King Videocable Incorporated
Purpose: Construction and maintenance of a video cable
Recorded: May 23, 1978
Instrument No.: 422722
Book 98, Page 707
Affects: A 10 foot strip through Parcel 3

Assignment and Assumption of Easement Agreement recorded January 12, 1998, under Kittitas County Auditor's File No. 199801120040.
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Fire, well and access to and from said fire well
Recorded: November 27, 1978
Instrument No.: 428195
Book 108, Page 58
Affects: Well site and 12 foot strip through Parcel 3
18. Road Easement/Maintenance Agreement, and the terms and conditions contained therein
Recorded: June 15, 1989
Instrument No.: 521117
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

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Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of gas and electricity
Recorded: October 18, 2000
Instrument No.: 200010180032
Affects: A portion of said premises and other land

20. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$607,500.00
Trustor/Grantor: Randall M Whitman and Deborah A Whitman, husband and wife
Trustee: Northwest Trustee Services LLC
Beneficiary: Wells Fargo Bank, N.A.
Dated: April 8, 2015
Recorded: April 14, 2015
Instrument No.: 201504140023

21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Nannette Bews, as Successor Trustee of the Patricia J. Hooper Testamentary Trust and Nannette Bews and Laurie Anderson, as Successor Co-Trustees of the William R. Hooper Living Trust dated October 26, 2010 and Randall M. Whitman and Deborah A. Whitman, husband and wife
Purpose: Irrigation pipeline
Recorded: December 11, 2017
Instrument No.: 201712110049
Affects: A portion of said premises and other land

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: Ptns of SE Quarter NW Quarter of Section 29, Township 18 N, Range 19 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