

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47372017

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: September 30, 2020

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

RECEIVED
NOV 05 2020
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: 72156-47372017

SUBDIVISION GUARANTEE

Order No.: 407072AM
Guarantee No.: 72156-47372017
Dated: September 30, 2020

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

Your Reference: 2160 Mohar Rd, Cle Elum, WA 98922

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 6 and 8 of that certain Survey as recorded June 10, 2004, in Book 30 of Surveys, pages 77 and 78, under Auditor's File No. 200406100014, records of Kittitas County, Washington; being a portion of the South Half of Section 4, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT any mobile homes located thereon.

Title to said real property is vested in:

George P. Burchak and Diane E. Burchak, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 407072AM
Policy No: 72156-47372017

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: \$82.71
Tax ID #: 471236
Taxing Entity: Kittitas County Treasurer
First Installment: \$41.36
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$41.35
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

Subdivision Guarantee Policy Number: 72156-47372017

7. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$2,107.09
Tax ID #: 345634
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,053.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$1,053.54
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
8. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$99.61
Tax ID #: 19670
Taxing Entity: Kittitas County Treasurer
First Installment: \$49.81
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$49.80
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
9. 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.
10. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents are necessary (other than fulfillment documents of existing real estate contract), please be aware of the following:

This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. 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.

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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in Instrument from Herbert Bostock and Eliza Bostock, husband and wife.
Recorded: July 29, 1911
Book: 21 of Deeds, Page 337
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. Terms and conditions affecting the waters of a certain spring located in the Southeast Quarter of the Southeast Quarter of Section 4, Township 19 North, Range 15 East, W.M., Kittitas County, Washington, contained in agreement dated December 15, 1916, and recorded February 19, 1919, under Auditor's File No. 50966, in Book 33 of Deeds, page 78, between James A. Taylor and Rose A. Taylor, husband and wife, and J. Whitman and Clara Whitman, husband and wife.
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jasper Whitman and Clara Whitman, husband and wife.
Recorded: May 12, 1932
Book: 52 of Deeds, Page 230
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.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: A permanent easement and right of way, 300 feet in width across the Southwest Quarter of the Southeast Quarter, for the purpose of erecting, maintaining, repairing, rebuilding, operating and patrolling one or more electric power transmission lines, with the right to clear said right of way and keep same clear of brush, timber, inflammable structures and fire hazards
Recorded: April 9, 1941
Book 63 of Deeds, Page 401
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: The Pacific Telephone and Telegraph Company
Purpose: the right to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require, upon, over and under a strip of land 30 feet wide across the Southwest Quarter of the Southeast Quarter, together with the right of ingress and egress over and across said lands, and the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface of said strip and to install gates in any fences crossing said strip.
Said easement further provides as follows:
"The undersigned hereby covenant that no structure shall be erected or permitted on said strip, that no inflammable materials or explosives will be used or stored within 10 feet of said strip or within 100 feet of repeater housings; and that the land on said strip will not be used in agricultural operations or otherwise to a depth greater than 12 inches."
Recorded: March 9, 1948
Book 78 of Deeds, Page 398
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: Puget Sound Power and Light Company
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission line, consisting of a line of poles with necessary appurtenance etc., and the right to cut all brush and timber and trim all trees standing or growing upon said lands, which in the opinion of the grantee constitute a menace or danger to said line
Recorded: October 22, 1948
Book 80 of Deeds, Page 434
Affects: Over and across the Northeast Quarter of the Southeast Quarter

Said deed provides as follows:
"Grantors, their heirs, successors or assigns, covenant and agree that they will not do any blasting or discharge any explosives within a distance of 300 feet of said line without giving reasonable notice in writing to the grantee, its successors or assigns, of intention to do so."
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America

Purpose: Erecting, maintaining, repairing, rebuilding, operating and patrolling one or more electric power transmission lines, with the right to clear said right of way and keep same clear of brush, timber, inflammable structures and fire hazards

Recorded: May 2, 1952

Book 89 of Deeds, Page 290

Affects: Southwest Quarter of the Southeast Quarter

18. The provisions contained in Deed,
Executed by Louis A. Bohannon and Carrie J. Bohannon, husband and wife to Ervin W. Leonard, a widower

Recorded: January 15, 1965, in Book 117 of Deeds, page 507

Instrument No.: 318262.

As follows:

"A 60 foot wide strip immediately East of and adjacent to that portion of the North-South centerline of said Section 4 commencing at a point 60 feet South of the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 4 and terminating at the centerline of said Section 4; and another strip of land 40 feet in width immediately South of and adjacent to that portion of the East-West centerline of said Section 4, which commences at the center of said Section 4, and terminates at a point 300 feet East of the center of Section 4. This easement is for access to the Southeast 1/4 of the Southwest 1/2 of said Section 4 and is non-exclusive."

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: Olympic Pipe Line Company, a corporation of Delaware

Purpose: One Pipeline

Recorded: August 13, 1998

Instrument No.: 199808130034

Affects: A strip of land out of the West half of the Southeast quarter of Section 4, Township 19 North, Range 15 East, W.M., Kittitas County, Washington. The centerline of said strip of land shall be located approximately sixty (60) feet North of, parallel and adjacent to the Northern most set of transmission towers of the Bonneville Power Administration, all within the existing B.P.A. easement.

20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: June 10, 2004

Book: 30 Page: 77 and 78

Instrument No.: 200406100014

Matters shown:

- a) Easements Q and R
- b) Bonneville Power Administration Transmission on line Easement
- c) Location of fencelines in relation to property boundaries
- d) Location of Ponds
- e) Location of Telephone line
- f) Location of Ditch

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: Puget Sound Energy, Inc
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of energy
Recorded: August 13, 2004
Instrument No.: 200408130015
Affects: Easement R as delineated on that certain survey as recorded June 10, 2004 in book 30 of Surveys at pages 77 and 78, under Auditor's File No. 200406100014
22. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$149,560.00
Trustor/Grantor: George P. Burchak and Diane E. Burchak, husband and wife
Trustee: Routh Crabtree Olsen, P.S.
Beneficiary: PNC Mortgage
Dated: December 29, 2015
Recorded: January 11, 2016
Instrument No.: 201601110032
Affects: Parcel 6

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. 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.
- c. 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 6 and 8, Book 30 of Surveys, pgs 77 and 78, ptn of the S Half of Section 4, Township 19 N, Range 15 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