

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47372015

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 28, 2020

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

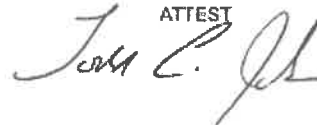
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47372015

SUBDIVISION GUARANTEE

Order No.: 408926AM
Guarantee No.: 72156-47372015
Dated: September 28, 2020

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

Your Reference: 50 & 161 3rd St. Ronald, WA 98940

Assured: APS Survey & Mapping, LLC

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:

Lots 6, 7, 8, and 9, Block 2, NORTHERN PACIFIC RAILWAY COMPANY RONALD TOWNSITE, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 75, records of said County.

Title to said real property is vested in:

Rhonda C. Holden, a single woman as to Lots 6 and 7, Joshua Stutz, a single man, presumptively subject to the community interest of his spouse, if married, as to Lots 8 and 9

END OF SCHEDULE A

(SCHEDULE B)

Order No: 408926AM
Policy No: 72156-47372015

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: \$1,146.35
Tax ID #: 466034
Taxing Entity: Kittitas County Treasurer
First Installment: \$573.18
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$573.17
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lots 6 and 7

7. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$1,605.92
Tax ID #: 486034
Taxing Entity: Kittitas County Treasurer
First Installment: \$802.96
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$802.96
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 8
8. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$76.48
Tax ID #: 496034
Taxing Entity: Kittitas County Treasurer
First Installment: \$38.24
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$38.24
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 9
9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Plat of Ronald Townsite,
Recorded: March 23, 1964
Book: 3 of Plats Page: 75
Matters shown:
a) Reservation contained thereon
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in instrument from Northern Pacific Railway Company, a Corporation.
Recorded: June 10, 1964
Book: 115, Page 484
Instrument No.: 313270
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, a corporation.
Recorded: October 8, 1968
Instrument No.: 350313
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. Telephone Line Right of Way Easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Roslyn Telephone Company, a corporation
Purpose: To construct, reconstruct, operate and maintain under the above described lands and under all streets, roads or highways abutting said lands, a telephone line or system
Recorded: July 2, 1981
Instrument No.: 453296
Volume 150, Page 646
Affects: A portion of said premises
13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Subdivision Guarantee Policy Number: 72156-47372015

Amount: \$258,620.00
Trustor/Grantor: Joshua Stutz, a single man
Trustee: NexTitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for
Evergreen Moneysource Mortgage Company
Dated: February 17, 2018
Recorded: February 21, 2018
Instrument No.: 201802210031
Affects: Lots 8 and 9

14. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$140,000.00
Trustor/Grantor: Rhonda C. Holden, a single woman
Trustee: Routh, Crabtree, Olsen and James Miersma
Beneficiary: U.S. Bank National Association
Dated: August 29, 2018
Recorded: August 29, 2018
Instrument No.: 201808290023
Affects: Lots 6 and 7

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. Any conveyance or encumbrance executed by the herein named party must also be executed by the spouse or domestic partner of said party, if married or in a domestic partnership. Named party: Joshua Stutz
- 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: Lots 6, 7, 8, and 9, Block 2, NORTHERN PACIFIC RAILWAY COMPANY RONALD TOWNSITE, Book 3 of Plats, page 75

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

