

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47478528

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 4, 2021



Issued by:

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


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
ATTEST

President
Secretary

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

Subdivision Guarantee Policy Number: 72156-47478528

SUBDIVISION GUARANTEE

Order No.: 449378AM

Guarantee No.: 72156-47478528

Dated: March 4, 2021

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Your Reference: 1581 Game Farm 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 A and B of that certain Survey as recorded August 22, 2002, in Book 28 of Surveys, page 6, under Auditor's File No. 200208220005, records of Kittitas County, Washington; being a portion of Blocks 5, 6 and 7, NORTHRIDGE, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, page 2, records of said County.

Title to said real property is vested in:

Paul B. Heger and Star F. Heger, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 449378AM
Policy No: 72156-47478528

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: 2021
Tax Type: County
Total Annual Tax: \$770.94
Tax ID #: 024634
Taxing Entity: Kittitas County Treasurer
First Installment: \$385.47
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$385.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021

Subdivision Guarantee Policy Number: 72156-47478528

7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$3,606.03
Tax ID #: 084634
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,803.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,803.01
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
8. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$30.00 (Paid)
Parcel No. : 084634

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.
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. Plat dedication of Northridge as recorded in Book 4 of Plats, page 2, as to the use of public property shown thereon, together with the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on said plat in the reasonable original grading of all streets, avenues, places, etc. shown thereon.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Leonard E. Thayer and Betty Thayer, husband and wife
Purpose: Pump system from Wilson Creek for the benefit of the South half of Block 6, Northridge
Recorded: March 6, 1971
Instrument No.: 366589
Book 19, Page 116
Affects: A strip of land 10 feet wide across the South half of Block 5, Northridge
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 22, 2002
Book: 28 of Surveys Page: 6
Instrument No.: 200208220005
Matters shown:
a) Location of fence lines in relation to perimeter boundaries;
b) Location of creek

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$60,000.00
Trustor/Grantor: Paul B. Heger and Star F. Heger, husband and wife
Trustee: U.S. Bank Trust Company
Beneficiary: U.S. Bank N.A.
Dated: November 3, 2017
Recorded: December 6, 2017
Instrument No.: 201712060039

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

14. 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 Lyle Creek, if it is navigable.
15. Any question of location, boundary or area related to the Lyle Creek, including, but not limited to, any past or future changes in it.
16. 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

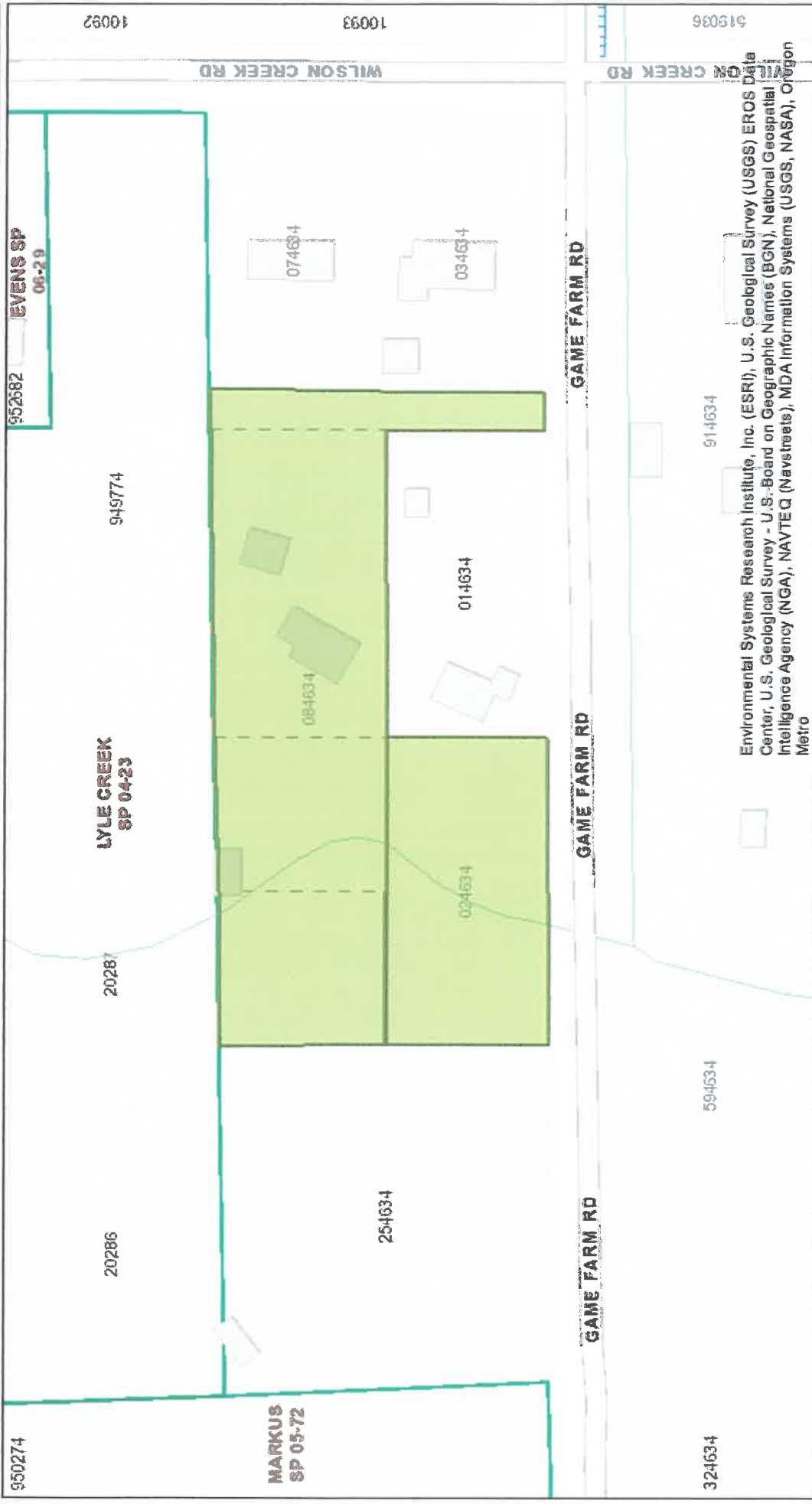
Notes:

- 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: Parcels A and B, Book 28 of Surveys, page 6, ptn of Blocks 5, 6 and 7, NORTHRIDGE, Book 4 of Plats, page 2

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

15861 Game Farm Rd

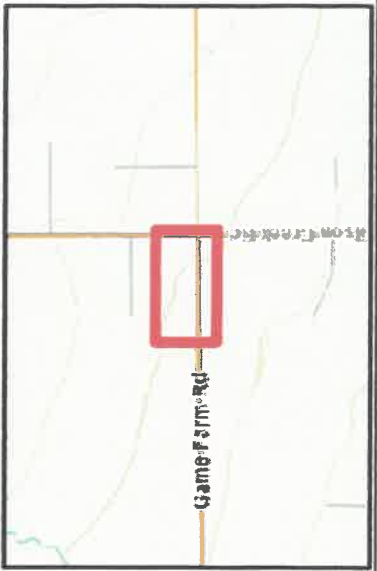
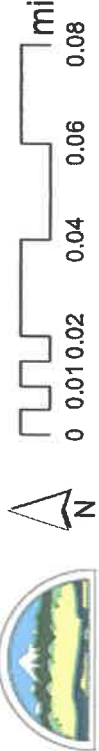


Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S.-Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstretts), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 3/10/2021

1 inch = 202 feet
Relative Scale 1:2,428

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.



Z 001011000000

PORTIONS OF THE PLAT OF NORTHBRIDGE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AM 493181 AND AM 910317

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 2003 IN BOOK 28 OF SURVEYS AT PAGE 100, UNDER AUDITOR'S FILE NO. 20030884, AREA 1.00 AC, HITTAL COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 5 AND 1, NORTHBRIDGE PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF HITTAL, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 2003 IN BOOK 28 OF SURVEYS AT PAGE 100, UNDER AUDITOR'S FILE NO. 20030884, AREA 1.00 AC, HITTAL COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 5 AND 1, NORTHBRIDGE PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF HITTAL, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 2003 IN BOOK 28 OF SURVEYS AT PAGE 100, UNDER AUDITOR'S FILE NO. 20030884, AREA 1.00 AC, HITTAL COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 5 AND 1, NORTHBRIDGE PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF HITTAL, STATE OF WASHINGTON.

PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 2003 IN BOOK 28 OF SURVEYS AT PAGE 100, UNDER AUDITOR'S FILE NO. 20030884, AREA 1.00 AC, HITTAL COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 5 AND 1, NORTHBRIDGE PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF HITTAL, STATE OF WASHINGTON.

GRAPHIC SCALE
1" = 200' 0"



- L S B E N D
- 8 1/2" x 1/2" NEAR W/ YELLOW CAP 2" OUNCE 1000'
- FOUND PIPE
- FENCE
- RECORD DATA

NOTES

1. THIS SURVEY WAS REPRODUCED USING A WILSON 1074-10 TOTAL STATION. THE CONTROLLING POINTS AND PROPERTY CORNERS WERE REVISITED AND FOUND TO BE IN ACCORD WITH THE ORIGINAL SURVEY RECORDS. THE SURVEY WAS ADJUSTED BY THE METHOD OF LEAST SQUARES.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THE PROPERTY.
3. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 2 OF PLATS, PAGE 1.
4. THESE PARCELS ARE SEPARATE FROM THE LOTTERAS CO. SUBDIVISION DRAINAGE BY BOUNDARY LINE ADJUSTMENT.
5. THE PILES AS FOUND BY PLAT DIMENSIONS WERE TAKEN AS BENCHMARKS AND WERE USED AS A BASIS FOR THE SURVEY. THE SURVEY WAS CONDUCTED CONCURRENTLY WITH THE SURVEY OF THE BOUNDARY LINE AS SHOWN ON THE ORIGINAL SURVEY RECORDS.
6. FOR SECTION CORNER DOCUMENTATION, SEE BOOK 17 OF SURVEYS, PAGE 14.

AUDITOR'S CERTIFICATE

I have reviewed this plat and find it correct in accordance with the requirements of the Surveying Act of August 23, 2003.

DAVID B. CRUSE, P.L.S.
Professional Land Surveyor
License No. 11078
HITTAL COUNTY, WASH.

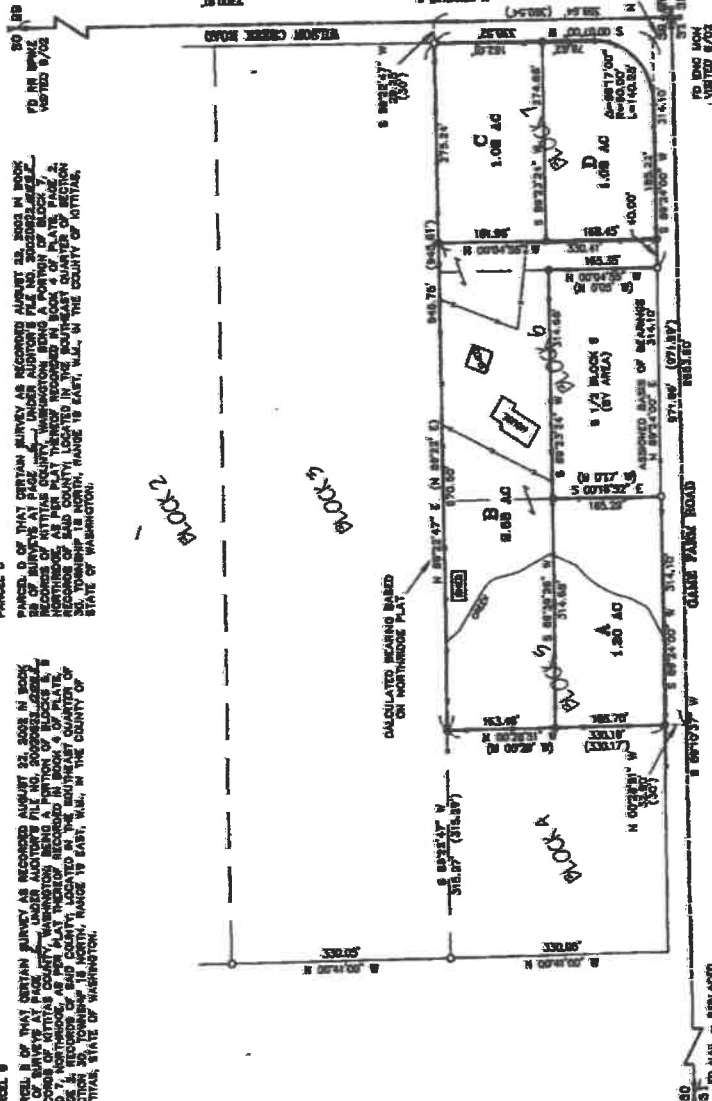
THIS PLAT WAS RECORDED AUGUST 23, 2003 IN BOOK 28 OF SURVEYS AT PAGE 100, UNDER AUDITOR'S FILE NO. 20030884, AREA 1.00 AC, HITTAL COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 5 AND 1, NORTHBRIDGE PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF HITTAL, STATE OF WASHINGTON.



DAVID B. CRUSE, P.L.S.
Professional Land Surveyor
License No. 11078
HITTAL COUNTY, WASH.

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
817 East Fourth Street P.O. Box 856
Billemore, WA 98008 (509) 948-8848
RUST PROPERTY

30 1/2
TO BE BOUND
AS SHOWN BY/03



28/6

200208220005

NORTH RIDGE

SECTION 30, TWP. 10 N., R. 19 E., W. M.

DESCRIPTION: The Southeast quarter of the Southeast quarter of Section 30, Township 10 North, Range 19 East, W.M.

KNOW ALL MEN BY THESE PRESENTS, That the CONDO SURPLY COMPANY INCORPORATED, the undersigned owner, in fee simple of the land hereby platted, hereby declares this plat and dedicates to the use of the public forever, all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof, for any and all public purposes not inconsistent with the use thereof for public highway purposes; also, the right to make all necessary right-of-way cuts on this plat in the reasonable adjoining territory of all streets, avenues, places, etc., shown thereon.

"I, WITNESS WHEREOF, on this 30th day of August, A.D. 1965, have hereunto set my hand and seal."

Condo Surply Company, the corporation
Arthur J. Williams - President
Margaret M. Williams - Secretary

STATE OF WASHINGTON
 County of Kittitas

On this 30th day of August, A.D. 1965, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared *Arthur J. Williams* and *Margaret M. Williams*, as me known to be President and Secretary respectively of the Condo Surply Company Incorporated, the corporation that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of said corporation, for the use and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the corporation seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Arthur J. Williams
 Notary Public in and for the
 State of Washington,
 Residing at Ellensburg

I hereby certify that the plat of Northridge is based on actual survey and subdivision of section 30 township 10 north range 19 east thereon, in accordance with the distance and courses and angles and shown thereon, and that the monuments have been set and all and each corner marked on the ground.

John C. Williams
 Attorney at Law
 Ellensburg, W. 98601

This is to certify that all state and County Taxes on the land covered by this plat have been paid.

1965 Aug 30
 Notary Public
 Kittitas County Treasurer



"Examined and Approved this 30th day of August, A.D. 1965."
Arthur J. Williams
 Notary Public, Seal Engineer

"Examined and Approved this 30th day of August, A.D. 1965"
 Board of County Commissioners
 Kittitas County, Washington
 By *John C. Williams*
 Chairman

Filed for record of the records of the Kittitas County Board of Commissioners this 30th day of August, A.D. 1965, at 10:30 minutes past 2 o'clock P.M. as recorded in volume 4 of plats, on page 23. Received of Kittitas County, Washington.
John C. Williams
 Notary Public, Seal Engineer
 Recording No. 246887