

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47478535**

## 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 15, 2021

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


  
Authorized Signer


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

Subdivision Guarantee Policy Number: 72156-47478535

CHICAGO TITLE INSURANCE COMPANY



By:   
President

ATTEST  
  
Secretary

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MAR 31 2021

Kittitas County CDS

# SUBDIVISION GUARANTEE

Order No.: 450693AM  
Guarantee No.: 72156-47478535  
Dated: March 15, 2021

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05  
Extra Section Charge (x3): \$450.00  
Sales Tax: \$37.35

Your Reference: 1497, 1501 and 1503 Masterson 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:

**TRACT 1:**

**Parcel A:**

Parcels 1, 3 and 6 of that certain Survey as recorded November 15, 2001, in Book 27 of Surveys, pages 29 and 30, under Auditor's File No. 200111150026, records of Kittitas County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 28, Township 20 North, Range 16 East, W.M., and of the Northeast Quarter of the Northeast Quarter of Section 33, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

**Parcel B:**

Parcels 1A and 4A of that certain Survey as recorded August 3, 2020, in Book 43 of Surveys, pages 6 and 7, under Auditor's File No. 202008030048, records of Kittitas County, Washington; being a portion of Sections 27 and 28, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

**Parcel C:**

That portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 34, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the North Quarter corner of said Section; thence South 00°00'00" East, a distance of 186.96 feet; thence South 49°22'15" West, a distance of 108.42 feet; thence North 88°50'39" West, a distance of 301.68 feet; thence North 57°58'32" East, a distance of 80.84 feet; thence North 45°09'44" West, a distance of 311.19 feet; thence South 88°50'39" East along the North boundary line of said Quarter of Quarter section a distance of 536.14 feet to the true point of beginning.

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MAR 31 2021

Subdivision Guarantee Policy Number: 72156-47478535

Kittitas County CDS

Being the same as Parcel B as described on that certain Survey recorded April 19, 1977, in Book 3 of Surveys, page 66, under Auditor's File No. 412412, records of said County.

TRACT 2:

Parcels 5A and 5B of that certain Survey as recorded August 3, 2020, in Book 43 of Surveys, pages 6 and 7, under Auditor's File No. 202008030048, records of Kittitas County, Washington; being a portion of Sections 27 and 28, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

TRACT 3:

Parcel 2 of that certain Survey as recorded November 15, 2001, in Book 27 of Surveys, pages 29 and 30, under Auditor's File No. 200111150026, records of Kittitas County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 28, Township 20 North, Range 16 East, W.M., and of the Northeast Quarter of the Northeast Quarter of Section 33, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Wilbur H. Mundy and Mary Ann Mundy, husband and wife, as to Tract 1, Bill Mundy and Associates, Inc., a Washington Corporation as to Tract 2 and Keily Hill and Michelle Hill, a married couple as to Tract 3

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 450693AM  
Policy No: 72156-47478535

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: \$609.33  
Tax ID #: 504636 (Affects: Tract 1, Parcel A, Lot 1)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$304.67  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$304.66  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

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MAR 31 2021

7. Tax Year: 2021  
Tax Type: County

Kittitas County CDS

Subdivision Guarantee Policy Number: 72156-47478535

Total Annual Tax: \$113.04  
Tax ID #: 355035 (Affects: Tract 1, Parcel A, Lot 3)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$56.62  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$56.62  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

8. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$59.37  
Tax ID #: 17781 (Affects: Tract 1, Parcel A, Lot 6)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$29.69  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$29.68  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021
9. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$57.61  
Tax ID #: 283236 (Affects: Tract 1, Parcel B, Lot 1A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$28.81  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$28.80  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021
10. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$424.37  
Tax ID #: 17779 (Affects: Tract 1, Parcel B, Lot 4A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$212.19  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$212.18  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

11. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$23.57  
Tax ID #: 785235 (Affects: Tract 1, Parcel C)  
Taxing Entity: Kittitas County Treasurer  
Subdivision Guarantee Policy Number: 72156-47478535

First Installment: \$23.57  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

12. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$78.70  
Tax ID #: 17780 (Affects: Tract 2)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$39.35  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$39.35  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021
13. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$967.43  
Tax ID #: 17778 (Affects: Tract 3)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$483.72  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$483.71  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021
14. 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.
15. 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.
16. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed to Logan M. Bullitt.  
Recorded: April 20, 1887  
Book: D of Deeds, Page 324  
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.  
Affects: South Half of the Southeast Quarter and South Half of the Southwest Quarter of said Section 28

17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in Instrument from Northern Pacific Railroad Company, its successors and assigns.  
Recorded: August 12, 1896  
Book: U of Deeds, Page 182  
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.
18. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: August 13, 1918  
Book: 32 of Deeds, Page 441  
Instrument No.: 49427  
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.
19. Implied easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Conveyance of water for irrigation, stock and domestic use  
Recorded: March 22, 1922  
Instrument No.: 65238  
Volume 4 of Water Rights, Page 62  
Affects: Northeast Quarter of the Northeast Quarter of said Section 33
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Pacific Telephone and Telegraph Company, its successors and assigns  
Purpose: The right to erect and maintain poles, with the necessary wires and fixtures thereon, and to keep same free from foliage. Together with the right of access to said right of way and the poles and wires thereon, for purposes of repairs, etc., provided always that said Telephone Company shall be responsible for any damage which may be done to the property  
Recorded: June 12, 1923  
Instrument No.: 69902  
Volume 39 of Deeds, Page 75  
Affects: Said premises and other land
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: Pacific Telephone and Telegraph Company, its successors and assigns  
Purpose: The right to place and maintain five anchors with necessary wires and fixtures thereon, and to keep same free from foliage. Together with the right of access to said right of way and the anchors and wires thereon, for purposes of repairs, etc., provided always that said Telephone Company shall be responsible for any damage which may be done to the property  
Recorded: December 20, 1929  
Instrument No.: 98594  
Volume 48 of Deeds, Page 171  
Affects: Said premises and other land
22. Agreements and the terms and conditions contained therein  
Between: Kittitas County, a municipal corporation, and B.L. Masterson and Mary Masterson, his wife, and Roy Thomas and Dorothy Thomas, his wife  
Recorded: February 26, 1963, in Volume 112, page 38 and October 30, 1963, in Volume 113, page 590  
Instrument Nos.: 302791 and 308343
23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: November 18, 1993  
Book: 19 of Surveys Page: 183  
Instrument No.: 565388

Subdivision Guarantee Policy Number: 72156-47478535

Matters shown:

- a) Location of fenceline in relation to property boundary
24. Masterson Ditch, as disclosed by document recorded August 21, 1996, under Kittitas County Auditor's File No. 199608210038.
25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Cascade Land Conservancy, a Washington nonprofit corporation  
Purpose: Conservation  
Recorded: December 29, 2000  
Instrument No.: 200012290005  
Affects: Said premises
- Amendment to Grant Deed of Conservation Easement recorded February 7, 2017, under Auditor's File No. 201702070010.
26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: November 15, 2001  
Book: 27 of Surveys Pages: 29 and 30  
Instrument No.: 200111150026  
Matters shown:  
a) Location of fence lines in relation to property boundaries  
b) Location of existing gravel road  
c) Location of ditch
27. Amended Declaration of Covenant (Onsite Septic System), but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: March 11, 2015  
Instrument No.: 201503110011  
Affects: Parcels 3, 4, 5 and 6
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: September 10, 2019  
Book: 42 of Surveys Page: 102 and 103  
Instrument No.: 201909100041  
Matters shown:  
a) Red Bridge Road right of way  
b) Fencelines in relation to property lines  
c) Notes thereon
29. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$75,000.00  
Trustor/Grantor: Kelly Hill and Michelle Hill, a married couple  
Trustee: Kittitas Title and Escrow  
Beneficiary: Wilbur H. Mundy and Mary Ann Mundy, husband and wife  
Dated: November 22, 2019  
Recorded: December 2, 2019  
Instrument No.: 201912020057  
Affects: Tract 3
30. Agreement and the terms and conditions contained therein  
Between: Wilbur H. Mundy and Mary Ann Mundy, husband and wife  
And: James Shain and Pamela L. Shain

Subdivision Guarantee Policy Number: 72156-47478535



Purpose: Boundary Line Adjustment  
Recorded: January 28, 2020  
Instrument No.: 202001280063

31. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: June 17, 2020  
Book: 42 Page: 241  
Instrument No.: 202006170031  
Matters shown:  
a) All easements shown thereon  
b) Notes thereon
32. Agreement and the terms and conditions contained therein  
Between: Keily and Michelle Hill  
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department  
Recorded: June 22, 2020  
Instrument No.: 202006220013  
Affects: Tract 3
33. Agreement and the terms and conditions contained therein  
Between: Wilbur Mundy  
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department  
Recorded: June 22, 2020  
Instrument No.: 202006220014
34. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Wilbur H. Mundy and Mary Ann Mundy, husband and wife, and Kelly Hill and Michelle Hill  
Purpose: Ingress, egress, and utilities  
Recorded: July 14, 2020  
Instrument No.: 202007140061  
Affects: Parcels 1, 2, 3, 4, 5 and 6 of said survey in Book 27 of Surveys, pages 27-30
35. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Wilbur H. Mundy and Mary Ann Mundy, husband and wife, and Kelly Hill and Michelle Hill, husband and wife  
Purpose: Utilitizing, maintaining, and providing power to an underground domestic well  
Recorded: July 28, 2020  
Instrument No.: 202007280030  
Affects: Parcels 2, 3, and 5 of said survey in Book 27 of Surveys, 27-30
36. Agreement and the terms and conditions contained therein  
Between: Wilbur H. Mundy and Mary Ann Mundy, husband and wife  
And: Bill Mundy and Associates, Inc.  
Purpose: Boundary Line Adjustment  
Recorded: August 11, 2020  
Instrument No.: 202008110051

37. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Bill Mundy and Associates, Inc; Wilbur H Mundy & Mary Ann Mundy, husband and wife  
Purpose: Ingress, egress and utilities  
Recorded: October 13, 2020  
Instrument No.: 202010130080  
Affects: Parcel 3 described in said Survey in Book 27 of Surveys, pages 27-30, and Parcels 1A and 4A of Survey in Book 43 of Surveys, pages 6-7
38. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: None listed  
Trustor/Grantor: Kelly and Michelle Hill, a married couple  
Trustee: Richard T. Cole, PS  
Beneficiary: Dan Clifton, a single man, and Steven Scott, a single man  
Dated: December 10, 2020  
Recorded: December 10, 2020  
Instrument No.: 202012100104  
Affects: Tract 3
39. 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.
40. Any question of location, boundary or area related to the unnamed creek, including, but not limited to, any past or future changes in it.
41. 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 1, 2, 3 and 6, Book 27/pgs 29-30; Parcels 1A, 4A, 5A and 5B, Book 43, pgs 6-7, being ptns Sections 27, 28 and 33; AND ptn ptn N NE NW Section 34, all in Township 20N, Range 16E, 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**

Subdivision Guarantee Policy Number: 72156-47478535