

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47608001

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: April 2, 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: 72156-47608001

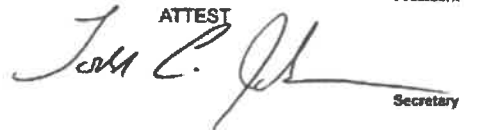
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



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Kittitas County CDS

SUBDIVISION GUARANTEE

Order No.: 456822AM
Guarantee No.: 72156-47608001
Dated: April 2, 2021

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

Your Reference: 3451 Game Farm Road, 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 A:

That portion of the Southwest Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at intersection of West boundary line of Section 28, with the North boundary line of right of way of county road located along the South boundary line of said Quarter of Quarter Section;

Thence East on the North boundary line of right of way of county road, 500 feet;

Thence North at right angles thereto, 220 feet;

Thence West at right angles thereto, 500 feet, more or less, to the West boundary of said Section;

Thence South on the West boundary line of said Section, 220 feet, more or less, to the point of beginning.

Parcel B:

That portion of the Southwest Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., described as follows:

Beginning at a point 220 feet North of the intersection of West boundary line of Section 28 with North boundary line of right of way of county road located along the South boundary line of said Quarter of Quarter Section;

Thence East, parallel to the North boundary line of right of way of county road, 500 feet;

Thence North at right angles thereto 220 feet;

Thence West at right angles thereto, 500 feet, more or less, to the West boundary of said Section;

Thence South on the West boundary line of said Section, 220 feet, more or less, to the point of beginning.

Title to said real property is vested in:

The heirs and devisees of John L. Silva, deceased and Janet E. Silva, as her separate estate

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-47608001

(SCHEDULE B)

Order No: 456822AM
Policy No: 72156-47608001

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: \$3,495.92
Tax ID #: 834534
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,747.96
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,747.96
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Parcel 1

7. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$30.00
Parcel No. : 834534

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.
Affects: Parcel 1

8. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$1,106.24
Tax ID #: 824534
Taxing Entity: Kittitas County Treasurer
First Installment: \$553.12
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$553.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Parcel 2

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. Waiver of damages contained in deed from N. G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in Book 48 of Deeds, page 11, as follows:
"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed."

END OF EXCEPTIONS

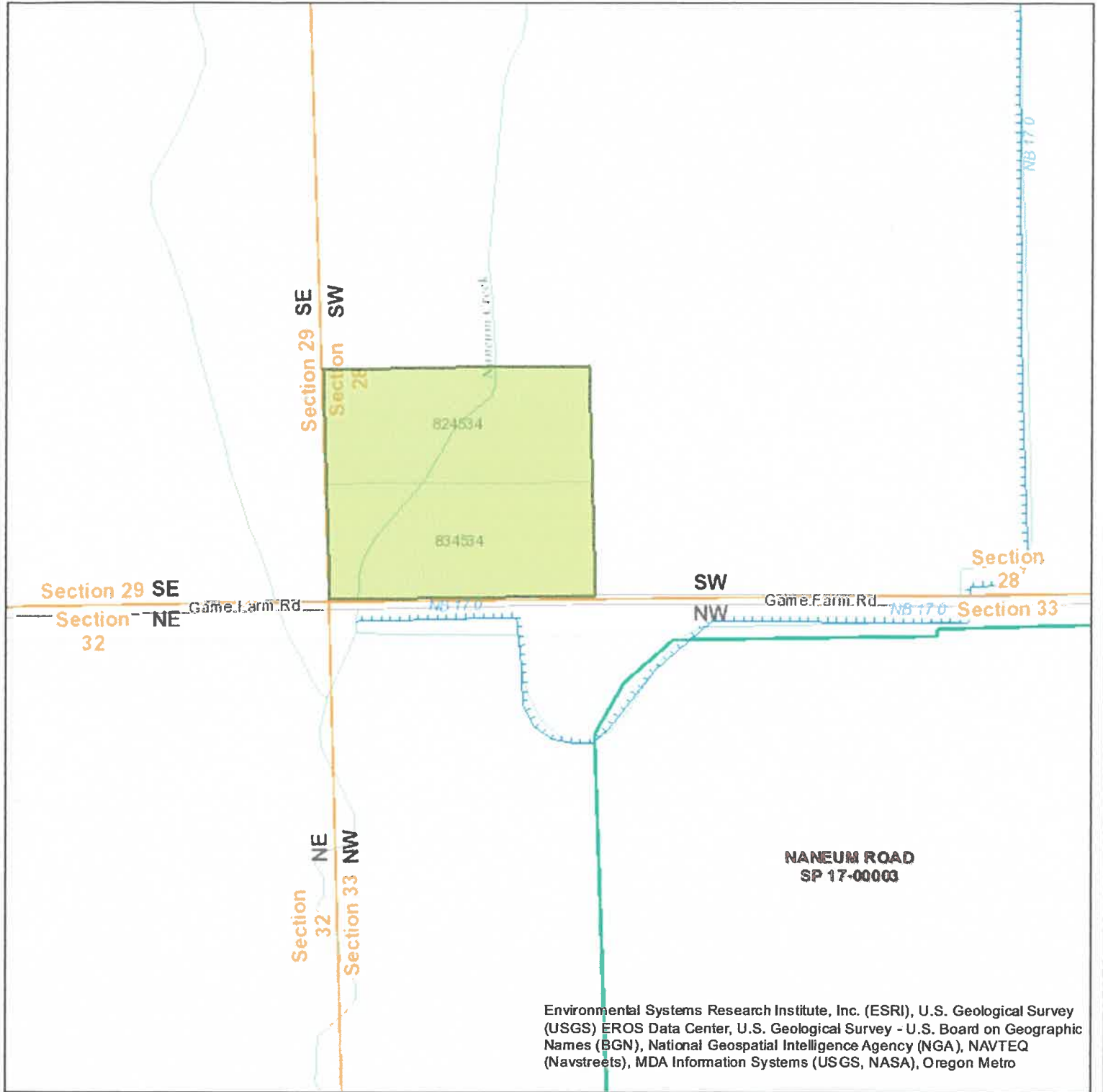
Notes:

- 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: Ptn of the SW Quarter of the SW Quarter of Section 28, 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

3451 Game Farm Rd Ellensburg



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 (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 4/8/2021

1 inch = 376 feet
Relative Scale 1:4,514

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.

