

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47608028**

## 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: May 7, 2021

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: 72156-47608028

# SUBDIVISION GUARANTEE

Order No.: 465076AM  
Guarantee No.: 72156-47608028  
Dated: May 7, 2021

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

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:

Lots 2 and 3, of GRAHAM FAMILY SHORT PLAT, Kittitas County Short Plat No. SP-08-02, as recorded October 7, 2008, in Book J of Short Plats, pages 243 and 244, under Auditor's File No. 200810070026, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 4, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

John Abramowski and Colleen Abramowski, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 465076AM  
Policy No: 72156-47608028

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: \$1,019.78  
Tax ID #: 955022  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$509.89  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$509.89  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot 2

7. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$3,096.19  
Tax ID #: 955023  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,589.10  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$1,589.09  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Lot 3
8. 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: To construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require  
Recorded: May 18, 1948  
Instrument No.: 201188  
Affects: A portion of said premises
9. Terms, conditions and easements contained in conveyance of all water rights of every kind and descriptions pertaining or accruing to or running with said premises  
Grantor: John Mohar and Rosa Mohar, husband and wife  
Grantee: Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a Wisconsin Corporation.  
Recorded: July 16, 1948  
Auditor's File No.: 202455  
As Follows: "It is the intent of grantors that said water rights include, but not exclusively, all rights of every kind and description to obtain irrigation water from the Kittitas Reclamation District for use upon the above-described lands, together with all rights to irrigate said lands now and forever except as hereinafter specifically provided. Grantors further covenant and agree for themselves, their heirs, executors, administrators, successors and assigns, forever to refrain from causing, suffering, or permitting the above-described lands to be irrigated or water to be placed thereon, except as hereinafter specifically provided. The grantee, by acceptance of this conveyance, agrees that grantors may use the water from a natural spring now situated upon said lands, for garden, lawn and home use upon not to exceed one acre of said lands, and for watering livestock, said livestock to be watered directly from said spring or from troughs. Grantors do further convey and warrant to the grantees a perpetual easement to construct, maintain and operate upon or beneath said lands such facilities as grantee may deem necessary or advisable to intercept, collect, confine, divert, and/or dispose of any surface or subterranean waters upon or beneath the surface of said lands; provided, however, that grantee shall not so exercise such right as to interfere with, diminish or obstruct the supply of water hereinabove reserved to the grantors. All covenants on the part of the grantors herein shall attach to and run with the above-described lands."
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress and egress  
Recorded: February 13, 1970  
Instrument No.: 359429

11. Easement for electric transmission and distribution line, together with necessary appurtenances and all rights granted by instrument recorded on January 10, 1992, in Volume 328, page 239, under Kittitas County Auditor's File No. 545885.  
To: Puget Sound Power & Light Company, A Washington Corporation  
Affects: An easement area sixty feet in width having thirty feet of such width on each side of a centerline described as follows: The centerline of Grantee's facilities as constructed or to be constructed or to be constructed, extended or relocated, lying within the above described Property.  
  
Said instrument further provides in part as follows: This easement is conveyed to clarify the rights of the Grantee herein, as to the above described property, as originally conveyed under Easement recorded in Book 32 of Deeds, page 287, dated April 22, 1918, records of Kittitas County, Washington.
12. 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 & Light Company, A Washington Corporation  
Purpose: Electric transmission and distribution line  
Recorded: July 29, 1994  
Instrument No.: 572237  
Volume 356, page 159  
Affects: A Strip of land being 10.00 feet wide, lying 5.00 feet on each side of the following described centerline: Commencing at station 4793+00(pole 80/12) Thence at a right angle a distance of 30 feet to the Point of Beginning; Thence, continuing a distance of 28 feet to the terminus of this centerline description  
  
Said instrument is a re-record of that certain easement recorded September 2, 1993, in Volume 346, Page 158, under Auditor's File No. 563053.
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by GRAHAM FAMILY SHORT PLAT,  
Recorded: October 7, 2008  
Book J of Short Plats, Page 243  
Instrument No.: 200810070026  
Matters shown:
  - a) 40' Easement "R"
  - b) 100' well head protection buffer
  - c) Approximate location of a septic system
  - d) Note 2, which states: "A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation."
  - e) Note 4, which states: "An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way."
  - f) All other notes contained thereon
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: AT&T Corp. and AT&T Communications – East, Inc. (formerly AT&T Communications, Inc.)  
Purpose: The right to operate, maintain, upgrade and expand its existing cable, as well as to install new conduits and fiber or replacement technology within the easement  
Recorded: May 16, 2008  
Instrument No.: 200805160046  
Affects: A strip of land sixteen and one-half feet (16 ½') in width affecting said premises and other land

15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$443,500.00  
Trustor/Grantor: John Abramowski and Colleen Abramowski, husband and wife  
Trustee: NexTitle  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Caliber Home Loans, Inc.  
Dated: July 13, 2020  
Recorded: July 15, 2020  
Instrument No.: 202007150036  
Affects: This and other property

**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: Lots 2 and 3, GRAHAM FAMILY SHORT PLAT, Book J of Short Plats, pg 243; ptn SW Quarter Section 4, Township 19N, 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**