

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47608040

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: June 4, 2021

RECEIVED
JUL 06 2021

Issued by:


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



Authorized Signer

Kittitas County CDS



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: 72156-47608040

SUBDIVISION GUARANTEE

Order No.: 467129AM
Guarantee No.: 72156-47608040
Dated: June 4, 2021

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

Your Reference: NKA 4th Parallel 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:

Tract 1:

Parcel 2 of that certain Survey as recorded November 17, 2008, in Book 35 of Surveys, pages 209 and 210, under Auditor's File No. 200811170013, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 31, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Tract 2:

That portion of the Southwest Quarter of Section 31, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at the Southwest corner of said section, and running thence North 00°14' West on the section line 985 feet; thence East 1103.8 feet; thence South 29°40' East 165 feet; thence North 85°33' East 220 feet; thence South 66°15' East 179 feet; thence South 89°50' East 388 feet; thence North 38°37' East 393.5 feet; thence North 3°45' West 193.8 feet; thence North 18°45' East 355 feet; thence South 89°30' East 308.37 feet more or less to the East boundary line of said quarter section; thence South along the East boundary line of said quarter section 1502 feet, more or less, to the Southeast corner of said quarter section; and thence West along the South boundary line of said quarter section 2600 feet, more or less, to the point of beginning;

EXCEPT that portion of said premises lying within the Northeast Quarter of the Southwest Quarter;

AND EXCEPT Parcels 1, 2, 3, 4 and 5 of that certain Survey as recorded November 17, 2008, in Book 35 of Surveys, pages 209 and 210, under Auditor's File No. 200811170013, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 31, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

AND EXCEPT the Cascade Canal right of way as disclosed on said survey.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-47608040

Michael D. Cotterill and Virginia D. Cotterill, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 467129AM
Policy No: 72156-47608040

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: \$1,544.67
Tax ID #: 430833
Taxing Entity: Kittitas County Treasurer
First Installment: \$772.34
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$772.33
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract 1

7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$60.95
Tax ID #: 837736
Taxing Entity: Kittitas County Treasurer
First Installment: \$30.48
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$30.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract 2
8. Tax Year: 2021
Tax Type: Irrigation
Total Annual Tax: \$179.80
Tax ID #: 837736
Taxing Entity: Kittitas County Treasurer
First Installment: \$89.80
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$89.80
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract 2
9. 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.
10. 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.
11. The provisions contained in deed from the Northern Pacific Railway Company, a corporation, Recorded: January 28, 1905, in Book 12 of Deeds, page 73
As follows: "Subject, however, to an easement in the public for any public road or roads heretofore laid out or established and now existing over and across any party of said described land, and also reserving and excepting right of way or rights of way for an irrigation canal or canals heretofore constructed or partially constructed over and across any part of said described land."

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 and Light Company
Purpose: Construct, operate and maintain electric transmission and distribution line
Recorded: April 24, 1951
Instrument No.: 222235
Book 86 of Deeds, Page 488
Affects: Portion of the South Half of the Southwest Quarter
13. 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 Irrigation District
Purpose: Construct, operate and maintain water pipeline
Recorded: April 14, 1953
Instrument No.: 236933
Book 91 of Deeds, Page 429
Affects: Portion of the Southeast Quarter of the Southwest Quarter
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: Cascade Irrigation District
Purpose: Construct, operate and maintain water pipeline
Recorded: April 17, 1958
Instrument No.: 269153
Book 102 of Deeds, Page 29
Affects: Portion of the Southeast Quarter of the Southwest Quarter
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Prepared by: Cruse & Associates
Recorded: November 17, 2008
Book: 35 Pages: 209 and 210
Instrument No.: 200811170013
Matters shown: a) 60' Easement "Q"
b) Cascade Canal and Kittitas Reclamation District right of way
c) All other notes contained thereon
16. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
17. A portion of the access to said premises is over Cascade Canal Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Cascade Canal.

END OF EXCEPTIONS