

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739073

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: August 24, 2021

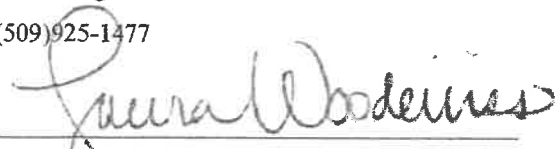
Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: 



ATTEST

Secretary

President

Secretary

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

Subdivision Guarantee Policy Number: 72156-47739073

SUBDIVISION GUARANTEE

Order No.: 490514AM

Guarantee No.: 72156-47739073

Dated: August 24, 2021

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Your Reference: 140 Winter Park Lane, Easton, WA 98925

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 56, 57 and 58, KACHESS II, a replat of portions of the plat of Kachess, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 7 of Plats, pages 10 through 13, records of said County.

Title to said real property is vested in:

Susan L. Diamond, an unmarried woman

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-47739073

(SCHEDULE B)

Order No: 490514AM
Policy No: 72156-47739073

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: \$3,796.92
Tax ID #: 886835
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,898.46
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,898.46
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

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7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$502.80
Tax ID #: 896835
Taxing Entity: Kittitas County Treasurer
First Installment: \$251.40
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$251.40
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021
8. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$502.80
Tax ID #: 906835
Taxing Entity: Kittitas County Treasurer
First Installment: \$251.40
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$251.40
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021
9. Liens, levies and assessments of the Kachess II Homeowners Association.
10. Easements, rights, restrictions and reservations as contained in Deed dated May 31, 1973 and recorded June 26, 1973 under Auditor's File No. 383247.

Amendment to Easement dated January 16, 1975 and recorded January 23, 1975 under Auditor's File No. 394774.
11. Amended and Revised Declaration of Covenants, Conditions and Restrictions and Notice of Subjection of Assessment of Liens, recorded October 7, 1976, under Kittitas County Auditor's File No. 408260, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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. Said declaration of Covenants amends previous Declaration of Covenants recorded April 23, 1975 under Auditor's File No. 396440.

Amended and Revised By Laws of Kachess Community Association Maintenance and Reserve Fund Recorded September 17, 2004, under Kittitas County Auditor's File No. 200409170048.

Said Amendment to Amended and Revised By-Laws of Kachess Community Association was recorded on May 30, 2012, under Kittitas County Auditor's File No. 201205300003.
12. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Kachess II
Prepared by: Taiji Miyamoto
Recorded: September 22, 1976
Book: 7 of Plats Page: 10 through 13
Instrument No.: 408258
Fact(s):
 - a) Dedication thereon
 - b) Easements shown thereon

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 56, 57 and 58, KACHESS II, Book 7 of Plats, pgs 10-13.

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