

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739077

## 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 27, 2021

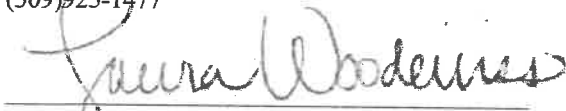
Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



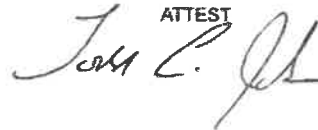
Authorized Signer

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: 72156-47739077

# SUBDIVISION GUARANTEE

Order No.: 492228AM  
Guarantee No.: 72156-47739077  
Dated: August 27, 2021

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

Your Reference: 881 Orchard 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:

That portion of the Southeast Quarter of the Southwest Quarter of Section 28, and the Northeast Quarter of the Northwest Quarter of Section 33, Township 17 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows:  
A tract of land beginning at a point 1,303 feet East and 360 feet South of the corner common to Sections 28, 29, 32 and 33; and running  
Thence North 90°00' East 651 feet;  
Thence at right angles, due North 229 feet;  
Thence North 49°37' West, 853.0 feet;  
Thence Due South 781.6 feet to the true point of beginning;  
EXCEPT Right of way of County Road along the South boundary line of said tract.

Title to said real property is vested in:

Virgil Deck Curtis and Crystal Mae Curtis, husband and wife

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-47739077

(SCHEDULE B)

Order No: 492228AM  
Policy No: 72156-47739077

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 for the year 2021, payable after February 15, 2021, which become delinquent after April 30, 2021, if the first half not paid, reflecting an exemption, as allowed under Chapter 182, Laws of 1974, 1st Ex. Session and subsequent amendments thereto.

	Full year	First Half	Second Half
Amount:	\$250.00	\$125.00	\$125.00
Tax No: 440433			

NOTE: General Taxes and Assessments for the year 2021 without regard to the exemption \$2,831.82.

NOTE: Any sale of said premises or death of the exempt taxpayer during the calendar year 2021 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser of the heirs than the foregoing amount.

Note: Tax payments can be mailed to the following address:  
Kittitas County Treasurer  
205 W 5th St., Ste. 102  
Ellensburg, WA 98926  
(509) 962-7535

Subdivision Guarantee Policy Number: 72156-47739077

7. 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: Irrigation  
Total Annual Tax: \$248.00  
Tax ID #: 440433  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$124.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$124.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021

8. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No. : 440433

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.

9. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$185.88  
Tax ID #: 430333  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$92.94  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$92.94  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021

10. Tax Year: 2021  
Tax Type: Irrigation  
Total Annual Tax: \$143.22  
Tax ID #: 430333  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$71.61  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$71.61  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021

11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Irrigation ditch  
Recorded: January 2, 1915  
Instrument No.: 39281  
Affects: A portion of said premises

**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 SE Quarter of the SW Quarter of Section 28, and the NE Quarter of the NW Quarter of Section 33, Township 17 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**