

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739094

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: October 1, 2021

Issued by:

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

Laura Woodiwiss

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-47739094

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

SUBDIVISION GUARANTEE

Order No.: 500331AM
Guarantee No.: 72156-47739094
Dated: October 1, 2021

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

Your Reference: 221 Cross Creek Dr, & 11110 Hwy 97, Ellensburg, WA 98926

Assured: Gray Surveying & Engineering

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:

That portion of the South Half of the Southeast Quarter of Section 36, Township 19 North, Range 17 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 36 and running thence North 795.53 feet along the East Section line thereof, thence N 87° 10' 20" W 822.08 feet, thence S 52° 15' 37" W 989.5 feet, more or less to the Easterly right of way line of an easement for a right of way for a county road granted to Kittitas County January 4, 1922 under Application No. 794, thence Southeasterly along said right of way line to the South line of said Section 36 and thence East along said South line to the point of beginning;

EXCEPT that portion conveyed to the State of Washington by deed recorded March 4, 1963 under Auditor's File No. 302885.

TRACT 2:

That portion of Government Lot 1 (Northeast Quarter of the Northeast Quarter) of Section 1, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington lying North and East of the right of way of Secondary State Road No. 131;

EXCEPT:

Beginning at the intersection of the East line of Section 1, Township 18 North, Range 17 East, W.M., and the Northeasterly right of way line of State Road 131;
thence Northwesterly along the Northeasterly right of way line 275 feet;
thence Northeasterly to a point which is 450 feet North and 100 feet West of the point of beginning;
thence North parallel with the East line of said Section 1 to the North line of said Section 1;
thence East 100 feet to the Northeast corner of said Section 1;
thence South along the East line of said Section 1 to the point of beginning.

Title to said real property is vested in:

Joseph Powell, as his separate property

END OF SCHEDULE A

(SCHEDULE B)

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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: \$3,578.72
Tax ID #: 696333
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,789.36
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,789.36
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract 2

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7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$1,351.15
Tax ID #: 287934
Taxing Entity: Kittitas County Treasurer
First Installment: \$675.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$675.57
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract 1
8. 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.
Affects: Tract 1
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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company, a corporation.
Recorded: December 20, 1915
Book: 30 of Deeds, Page 251
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Recorded: June 24, 1926
Instrument No.: 82995
Book: 43, Pages: 540, 541 and 542
Affects: Section 36
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Elmer O. Moen
Recorded: May 15, 1962
Instrument No.: 296892
Book: 110, Pages: 116 and 117
Affects: Section 36

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: State of Washington
Purpose: To construct barbed wire fence
Recorded: January 16, 1963
Instrument No.: 302026
Book 111 of Deeds, Page 578
Affects: A portion of said premises
14. Exception and Reservations as contained in instrument, including the terms and provisions thereof,
Recorded: December 25, 1968
Book 131, page 398
Instrument No.: 351249
15. Road Maintenance Agreement, including the terms and provisions thereof,
Recorded: December 30, 1987
Instrument No.: 509927
Between: Ivan G. Alderson and Patsy J. Alderson, husband and wife
And: Judith A. Kleck and Joseph E. Powell
16. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Dry Creek, if it is navigable.
17. Any question of location, boundary or area related to the Dry Creek, including, but not limited to, any past or future changes in it.
18. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

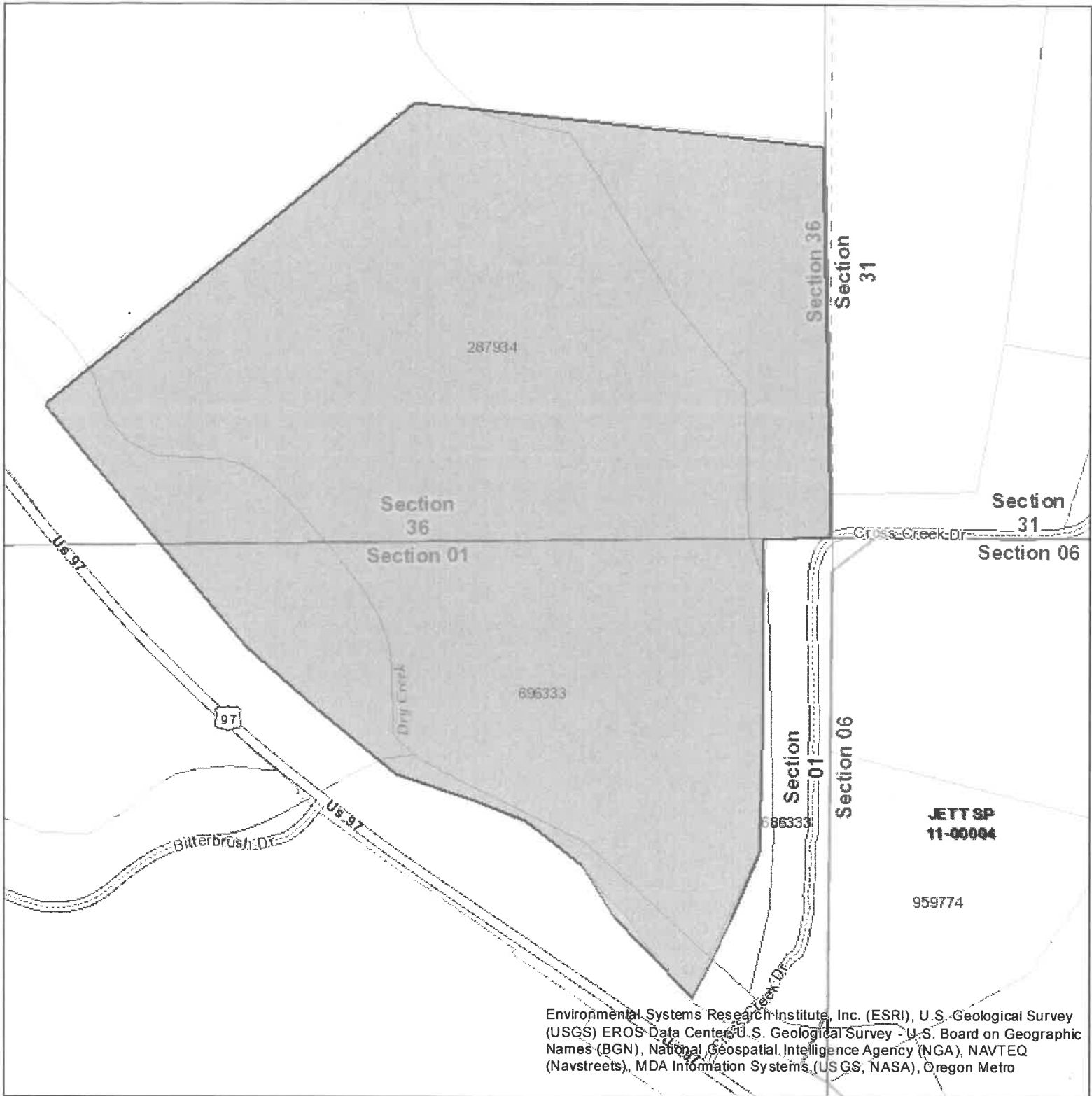
- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- 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 S Half of the SE Quarter of Section 36, Township 19 N, Range 17 E, W.M., and ptn of Govt Lot 1 (NE Quarter of the NE Quarter) of Section 1, Township 18 N, Range 17 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

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221 Cross Creek Dr & 11110 Hwy 97 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: 10/1/2021

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

Disclaimer:
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