

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47863210

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: November 3, 2021

Issued by:

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

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Agnes M. ...

President

ATTEST

Tom C. ...

Secretary

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

Subdivision Guarantee Policy Number: 72156-47863210

SUBDIVISION GUARANTEE

Order No.: 503410AM
Guarantee No.: 72156-47863210
Dated: November 3, 2021

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

Your Reference: 2730 Kittitas Highway, 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:

Parcels 1, 2, 3, 4 and 5 of that certain Survey as recorded January 30, 2004, in Book 29 of Surveys, pages 235 and 236, under Auditor's File No. 200401300022, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 8, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Kurt P. Eason and Justine L. R. Eason, husband and wife as to Parcel 1; Darrel F. Eason and Janet R. Eason, husband and wife, as to Parcels 2, 3, 4 and a portion of Parcel 5; and the heirs and devisees of H. K. McCullough, deceased, and the heirs and devisees of Dorothy McCullough, deceased, as to a portion of Parcel 5

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: \$4,625.15
Tax ID #: 452233 (Affects: Parcel 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,312.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$2,312.57
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$890.14
Tax ID #: 19322 (Affects: Parcel 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$445.07
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$445.07
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021
8. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$890.14
Tax ID #: 19323 (Affects: Parcel 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$445.07
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$445.07
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021
9. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$890.14
Tax ID #: 19324 (Affects: Parcel 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$445.07
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$445.07
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021
10. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$482.78
Tax ID #: 19325 (Affects: Portion of Parcel 5)
Taxing Entity: Kittitas County Treasurer
First Installment: \$241.39
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$241.39
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021
11. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$1,562.43

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Tax ID #: 482233 (Affects: Portion of Parcel 5)
Taxing Entity: Kittitas County Treasurer
First Installment: \$781.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$781.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

12. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 452233 (Affects: Parcel 1)

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.

13. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents of existing real estate contracts), please be aware of the following:

This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer 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.

14. 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.

15. An easement for ditch right of way across said lands, as granted by C. H. King to Gustave Walters, by agreement dated May 12, 1884, and recorded in Book "A" of Water Rights, page 39.
16. The provisions contained in Deed, from Marguerite Wells, formerly Marguerite King, and Robert L. Wells, her husband
Recorded: March 12, 1915,
Book 27, Page 57
Instrument No.: 39837.
As follows:
"The grantee, his heirs and assigns shall have the right to operate and maintain the certain irrigation ditches or boxes now crossing said premises or to change the location thereof to suit the needs of said grantee, and the said grantee is hereby absolved from any claim for damage that may arise by reason of the flooding of any portion of said roadway by the operation of his irrigation system."

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Marguerite Wells, formerly Marguerite King, and Robert L. Wells, her husband
Purpose: Right of way
Recorded: September 24, 1935

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Instrument No.: 71244
Book 39, Page 246
Affects: A portion of said premises

Said right of way is also disclosed by various deeds of record.

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Northwest Pipeline Construction
Purpose: Pipeline
Recorded: September 27, 1955
Book 97, Page 112
Affects: A portion of said premises
19. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land
Vendor: H.K. McCullough and Dorothy McCullough
Vendee: Darrel F. Eason and Janet R. Eason
Recorded: March 16, 1972
Instrument No. 374009
Affects: A portion of Parcel 5

We find no Warranty Fulfillment Deed of record.

20. Rights of way for ditches as appropriated by J. Kryger and C.H. King, by affidavit of Water Right filed in the Office of the County Clerk of Kittitas County of May 24, 1980.
21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 22, 1999
Book: 24 of Surveys Page: 103 through 106
Instrument No.: 199907220038
Matters shown:
a) Creek centerline in relation to boundaries
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 30, 2004
Book: 29 of Surveys Pages: 235 and 236
Instrument No.: 200401300022
Matters shown:
a) Location of 60' access easement
b) Location of creek
c) Fencelines in relation to property boundaries
d) Notes thereon

23. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$330,000.00
Trustor/Grantor: Kurt P. Eason and Justine L. R., husband and wife
Trustee: AmeriTitle
Beneficiary: Yakima Federal Savings and Loan Association
Dated: March 8, 2021
Recorded: March 12, 2021

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Instrument No.: 202103120034
Affects: Parcel 1

24. It is our understanding that H.K. McCullough is now deceased. We find no record of a probate of the estate of the decedent in Kittitas County. The Company, therefore, does not insure against the right of his or her heirs, creditors, or the liability for inheritance tax, if any, or other matters which a probate of the estate might disclose.
- (a) A completed, signed and acknowledged Lack of Probate Affidavit, the form and substance of which is subject to the approval of the Company.
(b) A copy of the decedent's last will. If the decedent did not leave a will, this should be so noted on the Lack of Probate Affidavit.
(c) A copy of the Community Property Agreement, if such existed. If not, this should be noted on the Lack of Probate Affidavit.
(d) Proof of death of the decedent, made by recording a Death Certificate in the office of the Kittitas County Auditor.
25. Pending Probate Proceedings in Kittitas County Superior Court of the Estate of Dorothy McCullough
Date of Death: February 13, 2017
Case Number: 17-4-00071-0
Personal Representative: Jerry W. Grebb
Attorney for the Estate: Darrel R. Ellis
- The personal representative(s) has/have not been granted non-intervention powers and a court order is required before the personal representative can sell, convey or mortgage the property.
26. 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 Naneum Creek, if it is navigable.
27. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
28. 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: Parcels 1, 2, 3, 4 and 5, Book 29 of Surveys, pgs 235 and 236, ptn of the NW Quarter of Section 8, 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