

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47863223**

## 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: December 6, 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: 72156-47863223

CHICAGO TITLE INSURANCE COMPANY



By:

*Robert M. Quinn*

President

ATTEST

*John C. Quinn*

Secretary

# SUBDIVISION GUARANTEE

Order No.: 512794AM  
Guarantee No.: 72156-47863223  
Dated: December 6, 2021

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

Your Reference: 1080 Mohar Rd, Cle Elum, WA 98922

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:**

Parcels A and C of that certain Survey as recorded June 30, 2000, in Book 25 of Surveys, pages 70 and 71, under Auditor's File No. 200006300021, records of Kittitas County, Washington; being a portion of East Half of the Southwest Quarter of Section 3, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

**TRACT 2:**

The East Half of the Southwest Quarter of Section 3, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

**EXCEPT:**

Parcels A, B and C of that certain Survey as recorded June 30, 2000, in Book 25 of Surveys, pages 70 and 71, under Auditor's File No. 200006300021, records of Kittitas County, Washington; being a portion of East Half of the Southwest Quarter of Section 3, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

**AND EXCEPT** the right of way of Mohar County Road.

Title to said real property is vested in:

CB Sheridan Family, L.L.C., a Washington limited liability company, as to Tract 1  
Charlene B. Sheridan, a single woman, as to Tract 2

**END OF SCHEDULE A**

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(SCHEDULE B)

Order No: 512794AM  
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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: \$39.93  
Tax ID #: 15372  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$39.93  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Tract 1, Parcel A

7. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$39.93  
Tax ID #: 15374  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$39.93  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Tract 1, Parcel C
8. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$61.23  
Tax ID #: 376236  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$30.62  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$30.61  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021  
Affects: A portion of Tract 2
9. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$3,778.90  
Tax ID #: 855534  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,889.45  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$1,889.45  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021  
Affects: A portion of Tract 2
10. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.  
Affects: Tract 1 and a portion of Tract 2  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company, a corporation, to John E. Rothlisberger.  
Recorded: May 27, 1901  
Book: 1 of Deeds, Page 476  
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.
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: United States of America

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- Purpose: Electric transmission line  
Recorded: January 29, 1942  
Instrument No.: 166290  
Affects: A portion of said premise
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: The Pacific Telephone and Telegraph Company  
Purpose: Communication systems  
Recorded: April 8, 1948  
Instrument No.: 201204  
Book 78 of Deeds, Page 581  
Affects: A portion of said premises
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: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: Electric transmission and distribution line, together with necessary appurtenances  
Recorded: March 17, 1992  
Instrument No.: 547354  
Affects: A portion of said premises
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: June 30, 2000  
Book: 25 of Surveys Page: 70 and 71  
Instrument No.: 200006300021  
Matters shown:  
a) Easement "S"  
b) Location of fencelines in relation to boundary lines
16. 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 Energy, Inc., a Washington Corporation  
Purpose: Electric transmission and distribution line, together with necessary appurtenances  
Recorded: September 17, 2001  
Instrument No.: 200109170043  
Affects: A portion of said premises
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: Gary J. Burrows and Cheryl Lynn Sheridan Burrows, husband and wife  
Purpose: Ingress, egress and utilities  
Recorded: December 28, 2000 and May 11, 2001  
Instrument No.: 200012280023, 200012280024 and 200105110038  
Book , Page  
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: Parcels A and C, Book 25 of Surveys, pgs 70 and 71, ptn of E Half of the SW Quarter of Section 3, Township 19 N, Range 15 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**