

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47863230**

## 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 14, 2021

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

***Rick Osborne***

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

*[Handwritten Signature]*

President

ATTEST

*[Handwritten Signature]*

Secretary

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

Subdivision Guarantee Policy Number: 72156-47863230

# SUBDIVISION GUARANTEE

Order No.: 514709AM  
Guarantee No.: 72156-47863230  
Dated: December 14, 2021 at 7:30 A.M.

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

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:

**PARCEL 1:**

Tract 9 of that certain survey as recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 23, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, State of Washington; EXCEPT the South 928.33 feet of said Tract 9, as measured along the West line thereof.

(Also known as Tract 9A, Ellensburg Ranches)

**PARCEL 2:**

The North 320.83 feet of the South 928.33 feet of Tract 9, as measured along the West line thereof, of that certain survey as recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Northwest Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

(Also known as Tract 9B, Ellensburg Ranches)

Title to said real property is vested in:

Isidro Zepeda Colazo, a married person presumptively subject to the community interest of his spouse and Paulino Zepeda Colazo, presumptively subject to the community interest of his spouse

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-47863230

(SCHEDULE B)

Order No: 514709AM  
Policy No: 72156-47863230

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. 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: \$330.10  
Tax ID #: 647734  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$165.05  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$165.05  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Tract 9-A

5. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$460.43  
Tax ID #: 687834  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$230.22  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$230.21  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Tract 9-B
6. Liens, levies and assessments as provided for in, and for the purposes set forth in the articles of incorporation and the amended by-laws of the Ellensburg Ranches Owner's Association, a non-profit and non-stock Washington corporation as recorded March 7, 2006 under Auditor's File No. 200603070029.
7. 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: The right to erect and maintain poles  
Recorded: January 9, 1926 and July 31, 1929  
Instrument No.: 80184 and 96629  
Book 43, Page 97 and Book: 47, Page: 504  
Affects: Portion of said Section 23  
  
(Said easement was assigned to Ellensburg Telephone Company by instrument recorded September 21, 1959, in Volume 105, Page 33, under Auditor's File No. 278670.)
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Public Utility District No. 1 of Kittitas County  
Purpose: Electric transmission or distribution line or system  
Recorded: July 18, 1940  
Instrument No.: 155295  
Book 62, Page 330  
Affects: Portion of said premises and other lands
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ellensburg Telephone Company, a Washington Corporation  
Purpose: The right, privilege and authority, to construct, reconstruct, operate, inspect, maintain and remove lines of telephone and telegraph, or other signal, television or communication circuits, consisting of such underground conduits, cables, markers, fixtures and appurtenances  
Recorded: July 6, 1972  
Instrument No.: 376437  
Book 31, Page 340  
Affects: A portion of said premises

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Road and utility  
Recorded: April 18, 1978  
Instrument No.: 421737  
Book 97, Page 191  
Affects: Various portion of said premises in strips of lands 60 feet, all as shown on survey recorded in Book 4 of Surveys, pages 10 through 14.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress, egress and utilities  
Recorded: September 20, 1978  
Instrument No.: 426424  
Book 104, Page 685  
Affects: A strip of land 30.0 feet in width, being 15.0 feet on both sides of the centerline as described in said instrument
12. Agreement and the terms and conditions contained therein  
Between: Dennis V. Covello, a single person  
And: Thomas H. Morin and Eleanor A. Morin, husband and wife  
Purpose: Said owners do hereby, mutually agree and consent, that the maintenance, repair or reconstruction of any roadway constructed, or installed within or upon said easement, above described, shall be the responsibility of and the costs of said maintenance, repair or reconstruction, borne jointly and equally by the present and/or future owners of the aforementioned Tracts 7 and 9, their heirs, successors and assigns.  
Recorded: September 20, 1978  
Instrument No.: 426424
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: The purpose of ingress and egress, and for the installation of, and maintenance of, utilities and drainage  
Recorded: July 6, 1987  
Instrument No.: 505631  
Affects: A strip of land, five feet in width, parallel with and adjacent to all tract lines. Additionally, a ten foot easement is hereby reserved for like purposes, along the West line of Tracts 18, 24, 25 and 30, and along the South line of Tract 6-C and along the East lines of Tracts 7, 9, 10 and 14, inclusive.
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Thomas H. Morin and Eleanor A. Morin, husband and wife.  
Recorded: December 23, 1998  
Instrument No.: 199812230038  
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.  
Affects: Parcel 1
15. Amended By-Laws of the Ellensburg Ranches Owners Association, a non-profit corporation, dated January, 2006, recorded March 7, 2006, under Auditor's File No. 200603070029.

**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: Tract 9, Book 4 of Surveys, pgs 10-14; ptn of the SW Quarter of Section 23, Township 19 N, Range 17 E, W.M. (aka Tract 9A, Ellensburg Ranches); ptn NW Quarter of Section 26, Township 19 N, Range 17 E, W.M. (aka Tract 9B Ellensburg Ranches)

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**