

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47863242

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: January 21, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Laura Woodiwiss

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

(Signature)

President

ATTEST

(Signature)

Secretary

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

Subdivision Guarantee Policy Number: 72156-47863242

SUBDIVISION GUARANTEE

Order No.: 521045AM
Guarantee No.: 72156-47863242
Dated: January 21, 2022

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

Your Reference: 1401 Emerson 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:

Parcel A:

That portion of Lot 2 of SHOR SHORT PLAT as described and/or delineated on Kittitas County Short Plat No. SP-04-14, as recorded March 29, 2005, in Book H of Short Plats, pages 42 and 43, under Auditor's File No. 200503290018, records of Kittitas County, Washington, which lies West of the following described line: beginning at the Northeast corner of said Lot 2; thence South 88°54'43" West, along the North line of said Lot 2, 431.36 feet, to the true point of beginning for said described line; thence South 00°01'03" West, 653.78 feet to the South line of said Lot 2 and the terminus for said described line;

AND

Lot 1 of SHOR SHORT PLAT as described and/or delineated on Kittitas County Short Plat No. SP-04-14, as recorded March 29, 2005, in Book H of Short Plats, pages 42 and 43, under Auditor's File No. 200503290018, records of Kittitas County, Washington, EXCEPT: That portion of said Lot 1 which lies within the Southwest Quarter of Section 28, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

All being a portion of the Southeast Quarter of Section 28, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Parcel B:

Lot 3 of SHOR SHORT PLAT as described and/or delineated on Kittitas County Short Plat No. SP-04-14, as recorded March 29, 2005, in Book H of Short Plats, pages 42 and 43, under Auditor's File No. 200503290018, records of Kittitas County, Washington;

EXCEPT that portion of said Lot 3 which lies East of the following described line:
Beginning at the Northeast corner of said Lot 3;
thence North 86°35'55" West, along the North line of said Lot 3, 334.42 feet to the true point of beginning for said described line;
thence South 00°29'06" West, 630.74 feet to the South line of said Lot 3 and the terminus for said described line;

AND EXCEPT that portion of said Lot 3 which lies West of the following described line:

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Beginning at the Northeast corner of said Lot 3;
thence North 86°35'55" West, along the North line of said Lot 3, 601.43 feet to the true point of beginning of said line;
thence South 00°53'54" West, 419.65 feet;
thence South 05°39'01" West, 230.00 feet to the South line of said Lot 3 and the terminus for said described line;
All being a portion of the Southeast Quarter of Section 28, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Parcel C:

That portion of Lot 2 of SHOR SHORT PLAT as described and/or delineated on Kittitas County Short Plat No. SP-04-14, as recorded March 29, 2005, in Book H of Short Plats, pages 42 and 43, under Auditor's File No. 200503290018, records of Kittitas County, Washington, which lies East of the following described line:

Beginning at the Northeast corner of said Lot 2; thence South 88°54'43" West, along the North line of said Lot 2, 431.36 feet to the true point of beginning for said described line;
thence South 00°01'03" West, 653.78 feet to the South line of said Lot 2 and the terminus for said described line;

AND

That portion of Lot 3 of SHOR SHORT PLAT as described and/or delineated on Kittitas County Short Plat No. SP-04-14, as recorded March 29, 2005, in Book H of Short Plats, pages 42 and 43, under Auditor's File No. 200503290018, records of Kittitas County, State of Washington, which lies West of the following described line:

Beginning at the Northeast corner of said Lot 3; thence North 86°35'55" West, along the North line of said Lot 3, 601.43 feet to the true point of beginning for said described line;
thence South 00°53'54" West, 419.65 feet; thence South 05°39'01" West, 230.00 feet to the South line of said Lot 3 and the terminus for said described line;

All being a portion of the Southeast Quarter of Section 28, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Burkeridge Investments LLC, a Washington Limited Liability Company as to Parcels A and B, Richard L. Burke, Jr. and Mary M. Burke, husband and wife, as to Parcel C

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: 2022
Tax Type: County
Total Annual Tax: \$154.14
Tax ID #: 521136
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.07
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$77.07
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Parcel A

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7. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$66.85
Tax ID #: 20960
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.43
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$33.42
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Parcel B
8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$8,944.46
Tax ID #: 19492
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,472.23
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$4,472.23
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Parcel C
9. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$30.00 (Due)
Parcel No. : 521136
Affects: Parcel C

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.

10. 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.

11. A waiver of damages contained in agreement dated June 28, 1932, between T.H. McKeeman and Valla L. McKeeman, his wife, and others, and Kittitas County, State of Washington, relative to the construction of lateral Highway No. 5 in said section, wherein first parties release second party from all claims and demands for damages arising from said highway crossing the irrigation ditch serving said lands; said agreement is recorded in Book 52 of Deeds, page 316, under Auditor's File No. 109835.

"Said grantor, for itself and for its successors and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and across the premises herein conveyed."

12. Agreement and the terms and conditions contained therein
Between: Kittitas Reclamation District
And: Gaylord M. Bruketta

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Recorded: December 30, 1974
Instrument No.: 394074

13. The provisions contained in Instrument,
From: Gaylord M. Bruketta and Mary Jane Bruketta, husband and wife
Recorded: April 15, 1993,
Instrument No.: 558662.
Volume: 341, Page 785
As follows: "Subject to reservation by Grantors, for their lifetimes only, of the right to 50% of all oil, petroleum gas, asphaltum, and other minerals, gaseous, liquid and solid in and under the above-described property. Exploration and/or excavation by Grantees' authority only."
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
Purpose: Electric transmission and distribution line
Recorded: April 15, 1993
Instrument No.: 564040
Volume: 347, Page 391
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Shor Short Plat,
Recorded: March 29, 2005
Book: H of Short Plats Page: 42
Instrument No.: 200503290018
Matters shown:
 - a) 60' access easement
 - b) Emergency vehicle turnouts
 - c) Location of existing driveway
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: February 2, 2006
Instrument No.: 200602020052

Said document contains maintenance provisions.

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: Lot 1, ptns of Lot 2 and Lot 3, SHOR SHORT PLAT, Book H of Short Plats, pages 42 and 43

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