

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47979408**

## 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: February 28, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

*Hannah Hall*

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: 72156-47979408

# SUBDIVISION GUARANTEE

Order No.: 527980AM  
Guarantee No.: 72156-47979408  
Dated: February 28, 2022

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:

Beginning at the Southwest corner of the Northeast Quarter of said Section 10, thence North 860 feet; thence South 45° East, 1216.22 feet, thence West 860 feet to the place of beginning.

EXCEPT a portion of the Southwest Quarter of the Northeast Quarter of said Section 10, beginning at the Southwest corner of said Southwest Quarter of the Northeast Quarter, thence South 88°07'30" East, along the South line of said Southwest Quarter of the Northeast Quarter, 222.10 feet to the true point of beginning; thence North 12°45'50" East, 530 feet; thence South 45° East to the South line of said Southwest Quarter of the Northeast Quarter; thence South 88°07'30" West along said South line to the true point of beginning.

Parcel 2:

The Southerly 720 feet of the following described property:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence West 66 feet; thence North 720 feet; thence East 41 feet; thence North 180 feet; thence South 7°54' East, 181.72 feet; thence South 720 feet to place of beginning.

Parcel 3:

Beginning at a point 368.5 feet West of the Southeast corner of the Northwest Quarter of Section 10, Township 17 North, Range 18 East, W.M., and running thence North 720 feet; thence East 302.5 feet; thence South 720 feet; thence West 302.5 feet to point of beginning.

Parcel 4:

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Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 10, thence West 66 feet; thence North 720 feet; thence East 41 feet; thence North 180 feet; thence South 7°54' East, 181.72 feet; thence South 720 feet to the place of beginning.

EXCEPT the Southerly 720 feet thereof.

EXCEPT the right of way of Brown County Road, along the Southerly boundary of the above described Parcels 1, 2 and 3.

All situate in Section 10, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington.

Title to said real property is vested in:

Timothy Miller and Debi Lynn Pinorini, a married couple

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 527980AM  
Policy No: 72156-47979408

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: \$4,154.61  
Tax ID #: 578533  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,077.31  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$2,077.30  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

7. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$33.78  
Tax ID #: 748533  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$33.78  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022
8. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$892.84  
Tax ID #: 728533  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$446.42  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$446.42  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022
9. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$5.01  
Tax ID #: 738533  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$5.01  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022
10. Communication assessment for the year 2022, which becomes delinquent after April 30, 2021, if not paid.  
Amount: \$30.00 (Due)  
Parcel No. : 578533

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.

11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Right of way for road  
Recorded: December 31, 1885  
Book C of Deeds, Page 596  
Affects: A 25 foot strip of land, beginning at the Northeast corner of the South Half of the Northwest Quarter of said Section 10, and running to the South line thereof.  
Said road to run as near to the bank of the Yakima River as practicable.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

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Granted To: Hester E. Davies  
Purpose: Roadway  
Recorded: February 25, 1989  
Book H of Deeds, Page 408  
Affects: Easterly 25 feet of Parcels 2 and 4

13. 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: Puget Sound Power & Light Company  
Recorded: March 20, 1929  
Instrument No.: 94484
14. Any right, title and interest, if any, of R.Y. Lambert and Marjorie Lambert, husband and wife, as to Parcel 4  
As disclosed by: Statutory Warranty Deed  
Recorded: February 14, 1963  
Instrument No.: 302647
15. The provisions contained in Deed,  
Recorded: June 19, 1973,  
Instrument No.: 383080.  
As follows:  
"Subject to any right, title and interest which R.Y. Lambert and Marjorie Lambert, his wife, may have in Parcel 4."
16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$250,000.00  
Trustor/Grantor: Timothy Miller and Debi Lynn Pinorini, a married couple  
Trustee: Kittitas Title and Escrow  
Beneficiary: LoanDepot.com, LLC, a Delaware limited liability company  
Dated: May 22, 2020  
Recorded: May 29, 2020  
Instrument No.: [202005290025](#)  
Affects: Parcel 1
17. 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 Yakima River, if it is navigable.
18. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
19. 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.
20. Any adverse claim for discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose, as might affect any portion of said Parcel 1 which lies within the Southeastern Quarter of said Section, as disclosed by the County tax maps.

**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: Ptns of Section 10, Township 17 N, Range 18 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**