

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47979400**

## 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 11, 2022

Issued by:

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

*Hannah Hall*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

*Robert M. Quinn*

President

ATTEST

*Tom C. Quinn*

Secretary

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

Subdivision Guarantee Policy Number: 72156-47979400

# SUBDIVISION GUARANTEE

Order No.: 526143AM  
Guarantee No.: 72156-47979400  
Dated: February 11, 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:

Parcels H1 and H2 of that certain Survey as recorded December 3, 2007, in Book 34 of Surveys, page 176, under Auditor's File No. 200712030015, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 7, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Matthew D. Coe, who acquired title as Mathew D. Coe, and Pamela A. Coe, husband and wife as to Parcel H1, and Brandi ReAnn Willett, a single person as to Parcel H2

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 526143AM  
Policy No: 72156-47979400

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: \$10,827.85  
Tax ID #: 445034  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$5,413.93  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$5,413.92  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

7. Tax Year: 2022  
Tax Type: County  
Subdivision Guarantee Policy Number: 72156-47979400

Total Annual Tax: \$4,166.21  
Tax ID #: 953838  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,083.11  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$2,083.10  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

8. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.  
Amount: \$30.00 (Due)  
Parcel No.: 445034

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.

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in Statement of Claim of Water Right in Cooke Creek:  
Purpose: Irrigation ditches  
Filed: May 23, 1890 in the office of the County Clerk  
Instrument No.: Mrs. S.E. Cooke  
Affects: That portion of said premises in the East Half of the Southwest Quarter
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in Notice of Water Right:  
Purpose: Ditch known as the "Messerly and Bryant Ditch"  
Dated: May 29, 1890  
Affects: That portion of said premises in the East Half of the Southwest Quarter
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in instrument from Northern Pacific Railway Corporation.  
Recorded: January 25, 1900  
Instrument No.: 5881-W  
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 certificate of water rights:  
Granted To: Cecil Johnson  
Purpose: Irrigation ditch  
Recorded: May 10, 1922  
Book 4 of Water Rights, Page 94  
Affects: Point of diversion in the Northeast Quarter of the Southwest Quarter of said Section 7
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in certificates of water rights:  
Granted To: J.W. German  
Purpose: Irrigation ditches  
Recorded: May 10, 1922  
Book 4 of Water Rights, Page 97, 98 and 99  
Affects: Point of diversion in the Northeast Quarter of the Southwest Quarter of said Section 7
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in certificates of water rights:  
Granted To: William H. Bott  
Purpose: Irrigation ditches  
Recorded: May 10, 1922

Subdivision Guarantee Policy Number: 72156-47979400

Book 4 of Water Rights, Page 104 and 105

Affects: Points of diversion in the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of said Section 7 and in the Northeast Quarter of the Southeast Quarter of said Section 7

15. 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: March 10, 1999  
Instrument No.: 199903100015
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: June 26, 2000  
Instrument No.: 200006260020
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 3, 2007  
Book: 34 of Surveys, Page: 176  
Instrument No.: 200712030015  
Matters shown:
  - a) Location of fenceline in relation to property boundary
  - b) Notes contained thereon
18. 2 Party Shared Well Water Users Agreement, and the terms and conditions contained therein  
Between: Matthew and Pamela Coe  
And: Brandi Willett  
Recorded: November 13, 2015  
Instrument No.: 201511130007  
  
The effect of a Termination of Agreement recorded April 3, 2017 under Auditor's File No. 201704030025. We find that the Termination did not fulfill the termination paragraph of the original agreement.
19. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$367,000.00  
Mortgagor: Brandi ReAnn Willett  
Mortgagee: Farm Service Agency, United States Department of Agriculture  
Recorded: November 13, 2015  
Instrument No.: 201511130025  
Affects: Parcel H2
20. 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.  
Purpose: Utility systems  
Recorded: January 22, 2016  
Instrument No.: 201601220015  
Affects: A portion of parcel H2

Subdivision Guarantee Policy Number: 72156-47979400

21. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$15,000.00  
Mortgagor: Brandi ReAnn Willett  
Mortgagee: Farm Service Agency, United States Department of Agriculture  
Recorded: February 17, 2017  
Instrument No.: 201702170020  
Affects: Parcel H2
22. Agreement and the terms and conditions contained therein  
Between: Jeffrey S. and Madred M. Slaker  
And: Brandi ReAnn Willett  
Recorded: October 30, 2017  
Instrument No.: 201710300072  
Affects: Parcel H2 and other land
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: \$175,000.00  
Trustor/Grantor: Matthew D. Coe and Pamela A. Coe, husband and wife  
Trustee: Trustee Services, Inc.  
Beneficiary: Solarity Credit Union  
Dated: July 25, 2019  
Recorded: July 30, 2019  
Instrument No.: 201907300007  
Affects: Parcel H1

#### **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 H1 and H2, Book 34 of Surveys, page 176, ptn of the SW Quarter of Section 7, Township 18 N, Range 20 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**