

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48087072

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: July 20, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

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: 72156-48087072

SUBDIVISION GUARANTEE

Order No.: 553836AM
Guarantee No.: 72156-48087072
Dated: July 20, 2022

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

Your Reference: 1950 Lyons 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 1 of that certain Survey as recorded March 31, 2022, in Book 44 of Surveys, pages 163 and 164, under Auditor's File No. [202203310045](#), records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

AND

Parcel 2 of that certain Survey as recorded July 23, 2021, in Book 44 of Surveys, page 2, under Auditor's File No. [202107230047](#), records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Kale M. Haberman, a married man presumptively subject to the community interest of Madison Haberman, his spouse, as to an undivided one-third interest; Cole B. Haberman, a married man presumptively subject to the community interest of Rachelle Haberman, his spouse, as to an undivided one-third interest; and Kathleen Dixon, who took title as Kathleen A. Haberman, also shown of record as Kathy Haberman, a married woman presumptively subject to the community interest of David Dixon, her spouse, as to an undivided one-third interest, who are described as tenants in common on the document in which title vests, as to Parcel 1

and

John Leslie Silva, a single person, as to Parcel 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48087072

(SCHEDULE B)

Order No: 553836AM
Policy No: 72156-48087072

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: \$2,467.02
Tax ID #: 814534
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,233.51
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,233.51
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Parcel 1

7. Tax Year: 2022
Tax Type: County

Subdivision Guarantee Policy Number: 72156-48087072

Total Annual Tax: \$811.44
Tax ID #: 17648
Taxing Entity: Kittitas County Treasurer
First Installment: \$405.72
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$405.72
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Parcel 1

8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$3,867.13
Tax ID #: 834534
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,933.57
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,933.56
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Parcel 2
9. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$30.00 (Paid)
Parcel No. : 814534
Affects: Parcel 1

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. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$30.00 (Paid)
Parcel No. : 834534
Affects: Parcel 2

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. 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.

12. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. [208267](#), no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

13. Waiver of damages contained in deed from N.G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in [Book 48 of Deeds, page 11](#) as follows:

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

14. 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: Olympic Pipe Line Company, a Corporation of Delaware, its successors and assigns
Recorded: August 16, 1996
Instrument No.: [199608160043](#)

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 23, 2021
Book: 44 of Surveys Page: 2
Instrument No.: [202107230047](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon

Said survey is an amendment of survey recorded July 20, 2021 under Auditor's File No. [202107200023](#) in Book 43 of surveys, page 249.

16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 31, 2022
Book: 44 of Surveys Page: 163 and 164
Instrument No.: [202203310045](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon
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 Naneum Creek, if it is navigable.
18. Any question of location, boundary or area related to the Naneum Creek, 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.

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

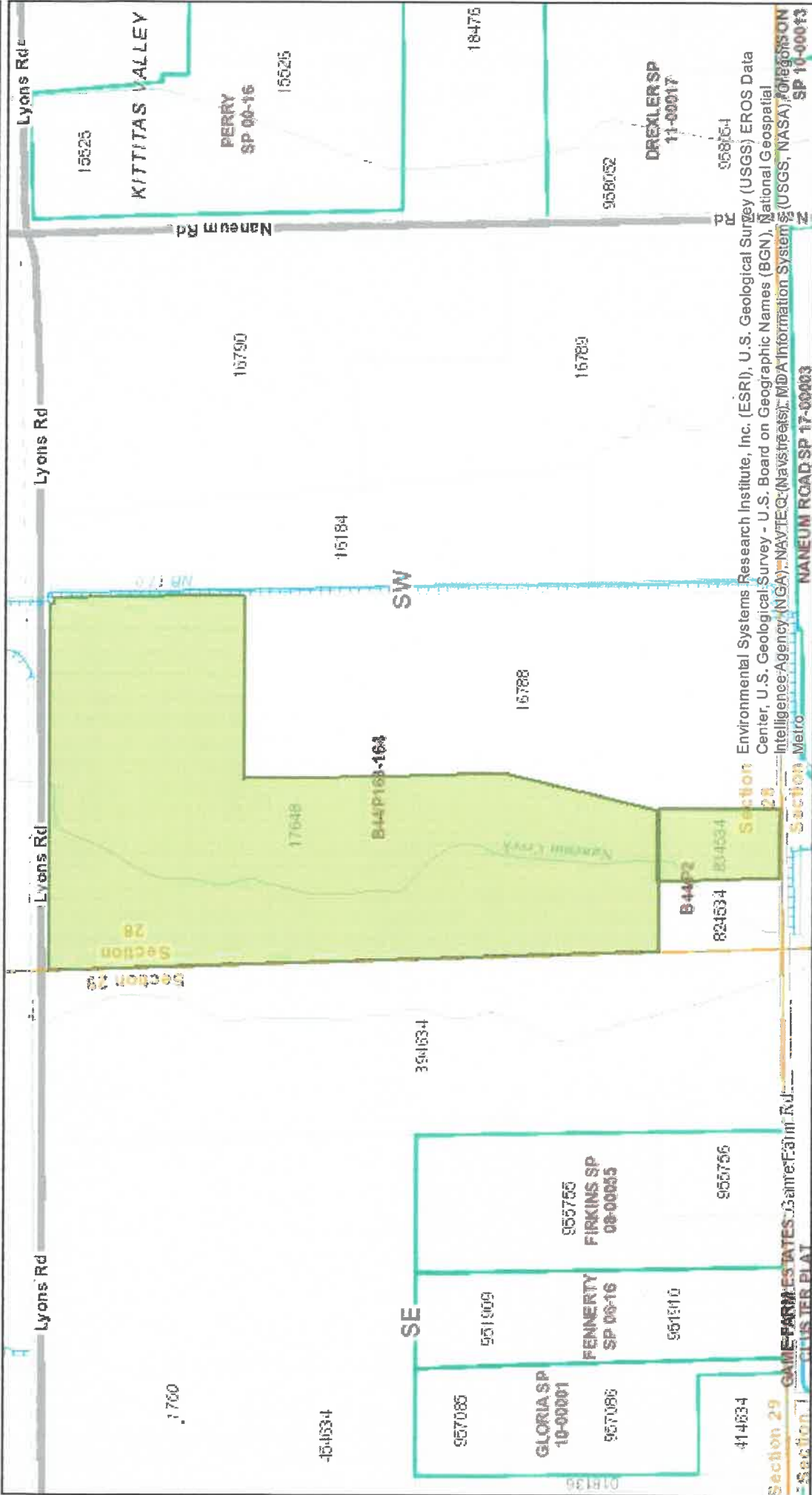
thereon.

- 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: Parcel 1, Book 44 of Surveys, pgs 163 and 164, ptn of the SW Quarter and Parcel 2, Book 44 of Surveys, page 2, ptn of the SW Quarter, all in Section 28, Township 18 N, Range 19 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).

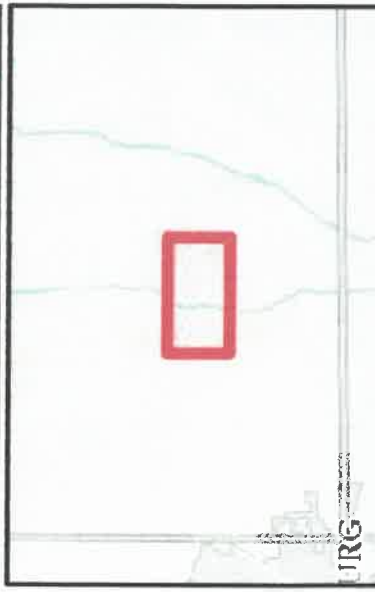
END OF GUARANTEE

1950 Lyons Rd & 3451 Game Farm Rd



1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



Date: 7/20/2022

Section 28 Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navis/Teats), MDA Information System (USGS, NASA), JOHNSON SP 10-00013
Section 29 GAME FARM ESTATES Game Farm Rd
Section 1 CLUSTER PLAT
NANEUM ROAD SP 17-00003
Metro