

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48087067

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 22, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *Almond N. P. L.*

President

ATTEST
Tom C. J.

Secretary

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

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UPDATED SUBDIVISION GUARANTEE

Order No.: 551987AM
Guarantee No.: 72156-48087067
Dated: July 22, 2022

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

Your Reference: 13051 Hwy 97, 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:

TRACT 1:

That portion of Tract 17 of that certain survey recorded in [Book 4 of Surveys, pages 10 through 14](#), records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the most Southerly corner of said Tract 17;
thence North 27°12'34" East along the Southerly line of said Tract 17, 673.28 feet to the true point of beginning;
thence South 27°12'34" West 673.28 feet;
thence North 49°41'11" West along the Southwesterly line of said Tract 17, 639.70 feet;
thence North 42°37'54" East 826.16 feet;
thence South 49°41'11" East 424.35 feet to a line bearing North 30°31'19" East from the true point of beginning;
thence South 30°31'19" West 172.24 feet to the true point of beginning. (Also known as Tract 17C, Ellensburg Ranches)

AND

That portion of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35;
thence South 0°29'07" East along the East line of said subdivision, 791.03 feet;
thence South 89°23'02" West, 1856.20 feet;
thence North 27°12'34" East, 1858.27 feet;
thence South 75°18'16" East, 790.91 feet to the Westerly line of the Bureau of Reclamation's NB-41 lateral;
thence Southeasterly along said Westerly line to the East line of the Southeast Quarter of said Section 26;
thence South 0°43'24" East along said East line, 214.83 feet to the point of beginning.
(Also known as Tract 18 of that certain survey recorded in Book 4 of Surveys, pages 10-14, records of Kittitas County, Washington.)

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AND

That portion of the following described parcel lying Northeasterly of the centerline of Ellensburg Ranches Road:

That part of the South Half of Section 26 and the North Half of Section 35, both in Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the North Half of said Section 35; thence South $0^{\circ}29'07''$ East, along the East line thereof, 791.03 feet; thence South $89^{\circ}23'02''$ West, 1,856.20 feet to the true point of beginning; thence North $27^{\circ}12'34''$ East, 1,184.99 feet; thence North $49^{\circ}41'11''$ West, 1,732.98 feet; thence South $58^{\circ}23'30''$ West, 852.24 feet; thence South $41^{\circ}46'30''$ East, 1,089.31 feet; thence South $17^{\circ}00'00''$ East, 963.46 feet to a point South $89^{\circ}23'02''$ West, 498.05 feet from the true point of beginning; thence North $89^{\circ}23'02''$ East, 498.05 feet to the true point of beginning;

(Also known as a portion of Tract 19 of that certain Survey recorded in Book 4 of Surveys, pages 10 through 14, known as Ellensburg Ranches, records of Kittitas County, State of Washington).

TRACT 2:

That portion of Tract 17 of that certain survey recorded in Volume 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, which lies Northerly and Westerly of the following described line;

Beginning at the Westerlymost corner of said Tract 17; thence North $42^{\circ}37'54''$ East, along the Westerly boundary of said tract, 413.08 feet to the true point of beginning for said described line; thence South $49^{\circ}41'11''$ East, parallel with the Southwesterly boundary of said tract, 527.69 feet; thence North $42^{\circ}37'54''$ East, parallel with the Westerly boundary of said tract, 413.08 feet; thence North $18^{\circ}13'58''$ East, 920.05 feet to the Northerly boundary of said tract and the terminus of said described line.

Being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

John Schultz, a married man as his separate estate

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: \$3,149.01
Tax ID #: 860336
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,574.51
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,574.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

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7. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$487.90
Tax ID #: 847834
Taxing Entity: Kittitas County Treasurer
First Installment: \$243.95
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment: \$243.95
Second Installment Status: Paid
Second Installment Due/Paid Date:
8. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$30.00 (Paid)
Parcel No. : 860336

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. 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.
10. Liens, levies and assessments of the Ellensburg Ranches Owner's Association.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas Reclamation District
Purpose: For a roadway, to be used in the construction, operation and maintenance of the North Branch Irrigation Canal of the Kittitas Reclamation District
Dated: December 1927
[Book 46 of Deeds, Page 69](#)
Affects: The Southwest Quarter of Section 26 and the North Half of Section 35
12. The provisions contained in Deed to the Kittitas Reclamation District,
Recorded: December 9, 1927, in [Book 46 of Deeds, page 70.](#)
As follows:
The Grantor herewith acknowledges full satisfaction for all damages and claims to all its 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 or assigns, over and upon the premises herein conveyed.
13. 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
Purpose: An electric transmission or distribution line
Recorded: July 18, 1940
Instrument No.: [155295](#)
Affects: An undisclosed portion of Section 26 and other lands
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 21, 1977

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Book: 4 of Surveys Page: 10 through 14

Instrument No.: [416570](#)

Matters shown:

a) 60 foot roadway easement

15. 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](#)
Affects: Various portions of said premises in strips of lands, sixty feet, all as shown on Survey, recorded in Book 4 of Surveys, pages 10 through 14
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress and for the installation of and maintenance of utilities and drainage. Additionally a 10 foot easement is hereby reserved for like purposes along the West line of tracts 8, 24, 25 and 30 and along the South line of tract 6-C and along the East line of tracts 7, 9, 10 and 14, inclusive.
Recorded: December 13, 1978
Instrument No.: [428659](#)
Book 108, Page 648
Affects: Portion said premises
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress, and maintenance of utilities and drainage
Recorded: September 5, 1979
Instrument No.: [425990](#)
Affects: A strip of land 5 feet in width parallel and adjacent to all tract lines is here
18. 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: November 9, 1987
Instrument No.: [509009](#)
Affects: A strip of land, five feet in width, parallel with and adjacent to, all tract lines is hereby established
19. By-Laws of Ellensburg Ranches Owners Association, a Non-Profit Corporation, 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: October 15, 1991
Instrument No.: [543898](#)
20. Agreement and the terms and conditions contained therein
Between: Larry Rhoden and Peggy Rhoden, husband and wife; and Shane Rhoden and Heidi Rhoden, husband and wife
And: Ellensburg Ranches Owner's Association, a Washington non-profit corporation
Purpose: Release from obligations and benefits of Ellensburg Ranches Owner's Association
Recorded: January 13, 1995

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Instrument No.: [578472](#)

Amended By Laws of the Ellensburg Ranches Owners Association

Recorded: March 7, 2006

Instrument No.: [200603070029](#)

21. Any question that may arise due to the exact location of Ellensburg Ranches Road referenced in the legal description, Paragraph Schedule "A" herein.
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 4, 2015
Book: 40 of Surveys Page: 30
Instrument No.: [201512040031](#)
Matters shown:
 - a) Fencelines in relation to boundaries
 - b) Kittitas Reclamation District canal right of way
 - c) Easements thereon
 - d) Gravel road shown thereon
 - e) Notes thereon

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. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;
Recorded: September 13, 2005
Auditor's File No.: [200509130001](#)
Manufactured Home: +231943 2001 MANSI VHMI: 2533W13679ABC
- c. 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: Tracts 17C, 17D, 18 and ptn 19, Ellensburg Ranges Bk4/pg10; being ptns S Half Section 26 and North Half Section 35, all in Township 19N, Range 17E, 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

Subdivision Guarantee Policy Number: 72156-48087067