

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739087

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UPDATED GUARANTEE

Kittitas County CDS

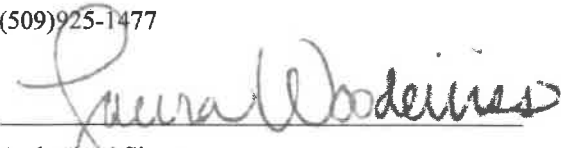
CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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: September 13, 2021


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




 Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 

 President

ATTEST


 Secretary

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

Subdivision Guarantee Policy Number: 72156-47739087

UPDATED SUBDIVISION GUARANTEE

Order No.: 495211AM
Guarantee No.: 72156-47739087
Dated: June 17, 2022

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05
Additional Search Fee: \$150.00
Sales Tax: \$12.45

Your Reference: NKA Via Kachess Rd, Easton, WA 98925

Assured: APS Survey & Mapping, LLC

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 A:

Parcel 1 of that certain Survey as recorded May 13, 1991, in Book 17 of Surveys, page 105, under Auditor's File No. 539270, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 7, Township 21 North, Range 13 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Parcels 2 and 3 of that certain survey recorded May 13, 1991, in Book 17 of Surveys, page 105, under Auditor's File No. 539270, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 7, Township 21 North, Range 13 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Two Tall Trees LLC, a Washington limited liability company, as to Tract A and Robert W. Kitchell and Carolyn C. Kitchell, husband and wife, as to Tract B

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-47739087

(SCHEDULE B)

Order No: 495211AM
Policy No: 72156-47739087

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: \$3,967.40
Tax ID #: 396635 (Affects: Tract A)
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,983.70
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,983.70
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

Subdivision Guarantee Policy Number: 72156-47739087

7. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,280.95
Tax ID #: 448136 (Affects: Tract B, a portion of Parcel 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$640.48
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$640.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$48.26
Tax ID #: 957833 (Affects: Tract B, a portion of Parcel 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$48.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
9. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,280.95
Tax ID #: 458136 (Affects: Tract B, a portion of Parcel 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$640.48
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$640.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
10. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$48.34
Tax ID #: 957834 (Affects: Tract B, a portion of Parcel 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$48.34
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
11. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.
Affects: Tract B

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
12. Liens, levies and assessments of the Kachess Ridge Maintenance Association.

13. Agreement and the terms and conditions contained therein
Between: American Pacific Corporation, a Washington Corporation
And: Ira C. Roberson
Recorded: June 20, 1977
Instrument No.: 413884
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: Ira C. Roberson, his heirs, successors and assigns
Purpose: Ingress, egress and utilities
Recorded: August 1, 1977
Instrument No.: 415035
Affects: A portion of said premises
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: August 1, 1977
Instrument No.: 415024

Kachess Ridge Amended and Restated Declaration of Covenants, Conditions and Restrictions (Including the right of assessment and lien)
Recorded: July 25, 2002
Instrument No: 200207250016
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, egress and installation of utilities
Recorded: August 29, 1991 and May 29, 1992
Instrument No.: 542451 and 549298
Affects: A portion of said premises and other land
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Jane R. Lindeman, a single person, Margaret L. Baldwin, a married person as her separate property and Keith G. and Margaret L. Baldwin, husband and wife
Purpose: Ingress, egress and installation of utilities over and across those portions of existing road as shown in said document.
Recorded: April 16, 1992
Instrument No.: 548137
Affects: A portion of said premises
18. 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, a Washington Corporation
Purpose: Underground electric transmission and/or distribution system
Recorded: June 21, 1995
Instrument No.: 582508
Affects: A portion of said premises
19. 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: April 22, 2011
Instrument No.: 201104220006
Affects: Tract A

20. Kittitas County Water Metering Agreement, including the terms and provisions thereof,
Recorded: May 26, 2022
Instrument No.: 202205260050
Between: Two Tall Trees, LLC
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department
Affects: Tract A
21. 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 Kachess River, if it is navigable.
22. Any question of location, boundary or area related to the Kachess River, including, but not limited to, any past or future changes in it.
23. 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: Parcels 1, 2 and 3, Book 17 of Surveys, page 105, ptn of the NE Quarter of Section 7, Township 21 N, Range 13 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