

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48153940

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: November 8, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

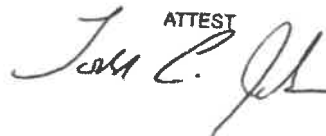
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-48153940

SUBDIVISION GUARANTEE

Order No.: 570340AM
Guarantee No.: 72156-48153940
Dated: November 8, 2022 at 7:30 A.M.

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

Your Reference: NKA Eagles Rest 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:

Tract 1:

Parcel 8 of that certain Survey as recorded July 27, 2004 in Book 30 of Surveys, page 103, under Auditor's File No. [200407270002](#), records of Kittitas County, Washington; being a portion of Section 35, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract 2:

That portion of Tract 22 of that certain Survey recorded in Volume 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, which is described as follows:

Beginning at the Northwest corner of said Tract 22;
Thence South 0°01'52" West along the Westerly line of said Tract 22, 875.16 feet;
Thence North 73°00' East 500.00 feet;
Thence North 20°00' East 750.00 feet;
Thence North 9°20'13" East, 330.24 feet;
Thence North 20°00' West, 300.00 feet to the Northerly line of said Tract 22;
Thence South 49°34'42" West, 900.00 feet to the point of beginning.
Being a portion of the North Half of Section 35, Township 19 North, Range 17 East, W.M., records of Kittitas County, State of Washington.

(Also known as Tract 22A Ellensburg Ranches)

Title to said real property is vested in:

Allan W. Andersen and Patrice Andersen, husband and wife as to Tract 1,
Allan W. Andersen and Patrice J. Andersen, husband and wife as to Tract 2

END OF SCHEDULE A

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(SCHEDULE B)

Order No: 570340AM
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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: \$489.93
Tax ID #: 607934
Taxing Entity: Kittitas County Treasurer
First Installment: \$244.97
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$244.96
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

7. Tax Year: 2022
Tax Type: County

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Total Annual Tax: \$554.84
Tax ID #: 077934
Taxing Entity: Kittitas County Treasurer
First Installment: \$277.42
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$277.42
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

8. 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.

9. 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: A portion of said premises
10. Liability for charges and assessments, as provided for, in and for the purposes set forth in the "articles of incorporation" and the "by-laws" of the Ellensburg Ranches Owner's Association, a non-profit and non-stock Washington corporation, as disclosed in instrument recorded October 15, 1991 under Auditor's File No. [543898](#) and amended under Auditor's File No. [200603070029](#).
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: Construction, operation and maintenance of the North Branch Irrigation Canal
Recorded: December, 1927
[Book 46 of Deeds, Page 69](#)
Affects: The Southwest Quarter of Section 26 and the North Half of Section 35
12. 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 purposes
Recorded: April 18, 1978
Instrument No.: [421737](#)
Book 97, Page 191
Affects: Those certain 60 foot roadway easements as delineated on that certain survey recorded September 21, 1977, in Book 4 of Surveys, Pages 10 through 14, under Auditor's File No. 416570.
13. The provisions contained in Instrument,
Recorded: November 9, 1987,
Instrument No.: [509009](#).
As follows: "Subject to an easement 5 feet in width parallel with and adjacent to all tract lines is hereby established for the purpose of ingress and egress and for the installation of and maintenance of utilities and drainage."
14. Agreement and the terms and conditions contained therein
Between: Ellensburg Ranches Owners Association
And: The Public
Purpose: By Laws of Ellensburg Ranches Owners Association
Recorded: October 15, 1991

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Instrument No.: [543898](#)

Amendment recorded March 7, 2006, under Auditor's File No. [200603070029](#).

15. The provisions contained in Book 30 of Surveys, page 103, Recorded: July 27, 2004, Instrument No.: [200407270002](#).
As follows:
 - a) Sixty foot easement, as delineated on said survey.
16. Declaration of Protective Covenants and Restrictions for Indian Lake Properties, executed by Larry W. Gordon and Roylyn R. Gordon, dated March 2, 2005, recorded March 3, 2005, under Auditor's File No. [200503030070](#) and amendment thereto dated March 16, 2005, recorded March 16, 2005, under Auditor's File No. [200503160034](#), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.
17. Notification and Dedication of Easement for Electric and Telephone Service, 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: Larry W. Gordon and Roylyn R. Gordon, husband and wife
Recorded: March 17, 2005
Instrument No.: [200503170030](#)

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 8, Book 30 of Surveys, page 103, ptn of Section 35, Township 19 N, Range 17 E, W.M., and ptn of Tract 22, Volume 4 of Surveys, pgs 10-14, ptn of the N Half of Section 35, Township 19 N, Range 17 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