

# CHICAGO TITLE INSURANCE COMPANY

RECEIVED  
JAN 25 2023

Policy No. 72156-48087092

Kittitas County CDS

## 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: August 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: 72156-48087092

# SUBDIVISION GUARANTEE

Order No.: 558074AM

Guarantee No.: 72156-48087092

Dated: August 8, 2022 at 7:30 A.M.

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.40

Your Reference: 6150 Umptanum 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:

Parcels A-1 and A-2 of that certain Survey as recorded November 13, 2000, in Book 25 of Surveys, page 154, under Auditor's File No. 200011130029, records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 22 and that portion of the North Half of Section 27, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Patrick C. Thayer and Julie A. Thayer, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 558074AM  
Policy No: 72156-48087092

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: \$507.87  
Tax ID #: 15589  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$253.94  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$253.93  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

7. Tax Year: 2022  
Tax Type: County

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Total Annual Tax: \$2,146.98  
Tax ID #: 938833  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,073.49  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$1,073.49  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

8. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$20.32  
Tax ID #: 15588  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$20.32  
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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: United States of America  
Purpose: One or more electric power transmission lines, and one or more telephone and/or telegraph lines  
Recorded: December 21, 1940  
Instrument No.: [158313](#)
10. The provisions contained in Survey,  
Recorded: November 13, 2000 in Book 25 of Surveys, page 154,  
Instrument No.: [200011130029](#).  
As follows: Proposed 60' easement for ingress and egress and utilities to be created by separate document.
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$125,000.00  
Trustor/Grantor: Patrick C. Thayer and Julie A. Thayer, husband and wife  
Trustee: Landsafe Title of Washington  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for America's Wholesale Lender, a New York Corporation  
Dated: April 12, 2004  
Recorded: April 19, 2004  
Instrument No.: [200404190021](#)  
  
The beneficial interest under said Deed of Trust was assigned of record to Bank of America, N.A., by assignment recorded as Instrument No.: [201412310008](#)
12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$41,200.00  
Trustor/Grantor: Patrick C. Thayer and Julie A. Thayer, husband and wife  
Trustee: LS Title of Washington

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Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Countrywide Bank, a Division of Treasury Bank, N.A  
Dated: October 28, 2004  
Recorded: November 16, 2004  
Instrument No.: [200411160012](#)

The beneficial interest under said Deed of Trust was assigned of record to Bank of America, N.A. by assignment,  
Recorded: March 31, 2015  
Instrument No.: [201503310044](#)

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: Patrick C. Thayer and Julie Thayer, husband and wife  
Purpose: Roadway  
Recorded: December 31, 2013  
Instrument No.: [201312310050](#)  
Affects: A portion of said premises
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: United States of America  
Purpose: Access Road  
Recorded: April 18, 2017  
Instrument No.: [201704180017](#)  
Affects: A portion of said premises

Re-recorded: February 14, 2018  
Instrument No.: [201802140031](#)

15. 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 utilities  
Recorded: March 8, 2018  
Instrument No.: [201803080017](#)  
Affects: A portion of said premises

**END OF EXCEPTIONS**

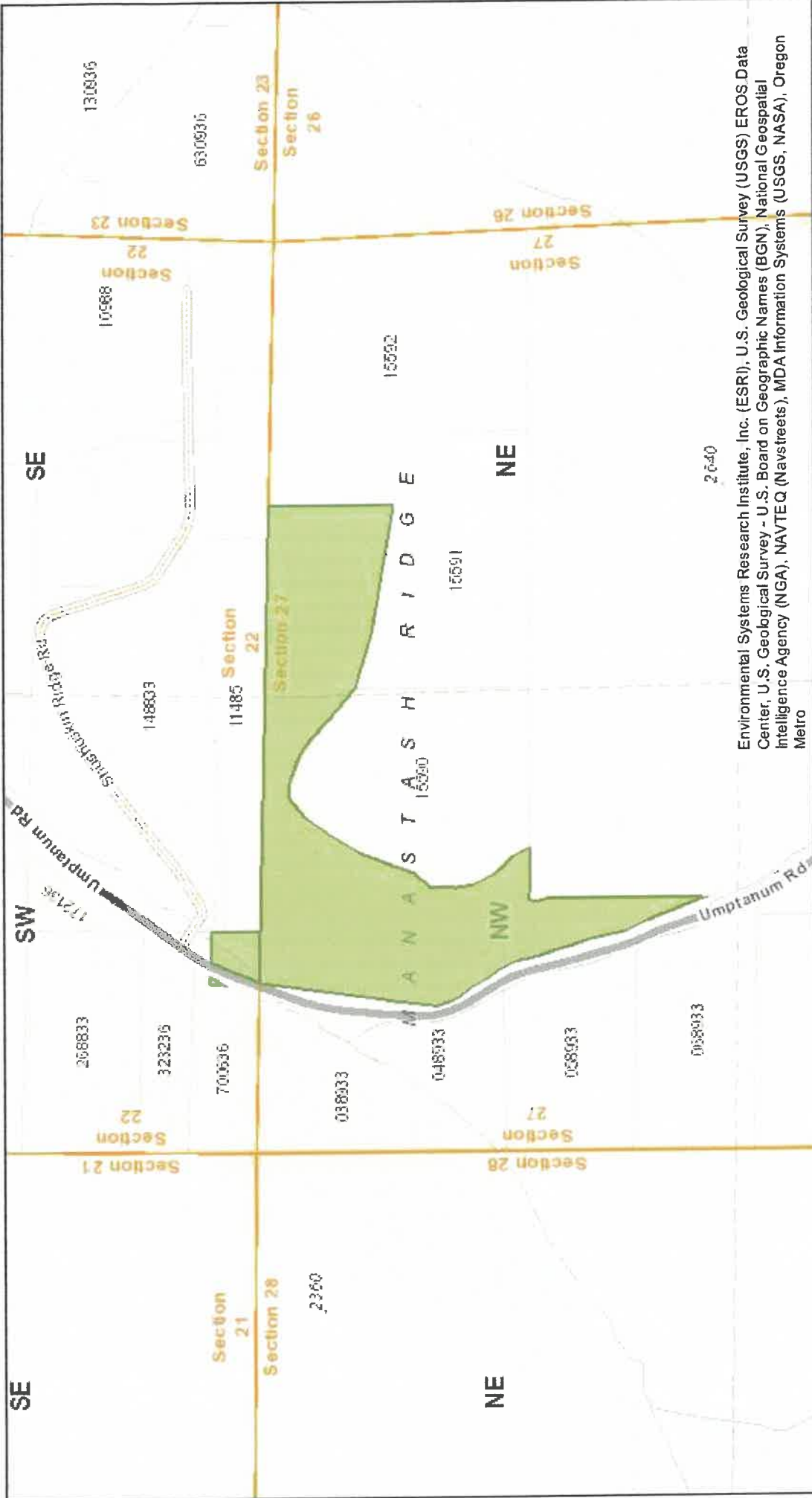
**Notes:**

- 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 A-1 and A-2, Book 25 of Surveys, page 154, ptn of the SW Quarter of the SW Quarter of Section 22 and that ptn of the N Half of Section 27, Township 17 N, Range 18 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**

# Thayer Subdivision



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 (Navstretts), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 8/10/2022

1 inch = 1,183 feet  
Relative Scale 1:14,194

**Disclaimer:**  
Kititas 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. Kititas 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.

