

CHICAGO TITLE INSURANCE COMPANY

RECEIVED
APR 21 2023

Policy No. 72156-48275590

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: April 14, 2023

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

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]* President
ATTEST *[Signature]* Secretary

Hannah Hall
Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48275590

SUBDIVISION GUARANTEE

Order No.: 585761AM
Guarantee No.: 72156-48275590
Dated: April 14, 2023 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40
Extra Chain Fee: \$300.00
Sales Tax: \$25.20

Your Reference:

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 2 of that certain survey as recorded December 11, 2000, in Book 25 of Surveys at pages 180 through 184, under Auditor's File No. [200012110033](#), records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 34, in Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Tract 2:

Parcel 3 of that certain survey as recorded December 11, 2000, in Book 25 of Surveys, pages 180 through 184, under Auditor's File No. [200012110033](#), records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 34, in Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Tract 3:

Parcels 4, 5, 6, and 7 of that certain survey as recorded December 11, 2000, in Book 25 of Surveys, pages 180 through 184, under Auditor's File No. [200012110033](#), records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 27 and the Northwest Quarter of Section 34, in Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Scott Anderson, an unmarried man, as to Tract 1;
Scott Anderson, a single man, as to Tract 2; and
Becky Schuelke, who acquired title as Becky Anderson, presumptively subject to the
community interest of Larry Schuelke, her spouse, and Gayle Paul, a married woman as
her sole and separate estate, each as to an undivided one-half interest, as to Tract 3

END OF SCHEDULE A

(SCHEDULE B)

Order No: 585761AM
Policy No: 72156-48275590

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: 2023
Tax Type: County
Total Annual Tax: \$670.97
Tax ID #: 15793 (Affects: Tract 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$335.49
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$335.48
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

7. Tax Year: 2023
Tax Type: County

Subdivision Guarantee Policy Number: 72156-48275590

Total Annual Tax: \$785.40
Tax ID #: 15794 (Affects: Tract 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$392.70
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$392.70
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

8. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$37.38
Tax ID #: 15795 (Affects: Parcel 4, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$37.38
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

9. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$38.82
Tax ID #: 15796 (Affects: Parcel 5, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$38.82
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

10. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$40.27
Tax ID #: 15797 (Affects: Parcel 6, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$40.27
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

11. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$284.55
Tax ID #: 714534 (Affects: Parcel 7, Tract 3)
Taxing Entity: Kittitas County Treasurer

Subdivision Guarantee Policy Number: 72156-48275590

First Installment: \$142.28
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$142.27
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

12. 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.

13. 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.

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: Pacific Northwest Pipeline Corporation, a corporation

Purpose: Right of way

Recorded: February 21, 1956

Instrument No.: [255839](#)

Book 97 of Deeds, Page 349

Affects: A portion of said premises

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: September 24, 1999

Book: 24 of Surveys Pages: 134 through 137

Instrument No.: [199909240027](#)

Matters shown:

a) Location of fencelines in relation to property boundary

16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: December 11, 2000

Book: 25 of Surveys Pages: 180 through 184

Instrument No.: [200012110033](#)

Matters shown:

a) Location of fence lines in relation to boundary lines.

b) 60' Easement R

c) Notes contained 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 Coleman Creek, if it is navigable.

18. Any question of location, boundary or area related to the Coleman 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.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Between: Larry Schuelke, Becky Schuelke, Gayle Paul and Scott Anderson
Recorded: January 18, 2023
Instrument No.: [202301180019](#)
21. 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: January 18, 2023
Instrument No.: [202301180020](#)
22. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land
Vendor: Larry Schuelke and Becky Schuelke, who acquired title as Becky Anderson, husband and wife and Gayle Paul, a married woman as sole and separate estate, each as to an undivided one-half interest
Vendee: Scott Anderson, an unmarried individual
Recorded: January 18, 2023
Instrument No. [202301180038](#)
Affects: Tract 3 and other land
23. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$95,000.00
Trustor/Grantor: Scott Anderson, an unmarried man
Trustee: AmeriTitle, LLC
Beneficiary: Toby Williams and Jaymi Williams, husband and wife
Dated: March 21, 2023
Recorded: April 6, 2023
Instrument No.: [202304060017](#)
Affects Tract 1

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 2, 3, 4, 5, 6, and 7, Book 25 of Surveys, pgs 180-184, ptn SW Quarter Section 27 and the NW Quarter Section 34, all in Township 18N, Range 19E, 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

