

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322144

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 22, 2023

Issued by:

AmeriTitle, LLC
503 N Pearl St., Ste 101
Ellensburg, WA 98926
(509)925-1477

Kami Sinclair

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By: *(Signature)*

President

ATTEST
(Signature)

Secretary

RECEIVED
AUG 24 2023

Kittitas County CDS

Subdivision Guarantee Policy Number: 72156-48322144

SUBDIVISION GUARANTEE

Order No.: 604715AM
Guarantee No.: 72156-48322144
Dated: August 22, 2023

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

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:

See attached Exhibit 'A'

Title to said real property is vested in:

Jim W. Pendley also shown of record as Jimmie Wayne Pendley and Elizabeth J. Pendley, husband and wife

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48322144

(SCHEDULE B)

Order No: 604715AM
Policy No: 72156-48322144

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: \$1,649.79
Tax ID #: 189233
Taxing Entity: Kittitas County Treasurer
First Installment: \$824.90
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$824.89
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023
Affects: Tract 1

7. Tax Year: 2023
Tax Type: County

Subdivision Guarantee Policy Number: 72156-48322144

Total Annual Tax: \$3,465.16
Tax ID #: 219233
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,732.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$1,732.58
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023
Affects: Tract 2

8. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.
Amount: \$35.00 (Paid)
Parcel No. : 219233
Affects: Tract 2

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. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Forms can be obtained on the Department of Revenue website <https://dor.wa.gov/forms-publications/forms-subject/real-estate-excise-tax-forms>.

Any questions regarding the applicability or calculation of the excise tax should be directed to the Kittitas County Treasurer <https://www.co.kittitas.wa.us/treasurer/default.aspx>.

10. 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.

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: Pacific Telephone and Telegraph Company
Purpose: Communication systems
Recorded: October 8, 1948
Instrument No.: [203917](#)
Book 80 of Deeds, Page 226
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from John T. Preston and Berth A. Preston, husband and wife.
Recorded: September 5, 1967
Book: 126 of Deeds, Page 505
Instrument No.: [341415](#)

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation water and conveyance devices
Recorded: September 6, 1983
Instrument No.: [473454](#)

Subdivision Guarantee Policy Number: 72156-48322144

14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 31, 1988
Book: 15 Page: 158
Instrument No.: [521737](#)
Matters shown:
a) Easements as shown thereon
b) Notes contained thereon
Affects: Tract 2
15. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power and Light Company, a Washington corporation
Recorded: February 7, 1994
Instrument No.: [567741](#)
Affects: Tract 2
16. 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: December 31, 2018
Instrument No.: [201812310015](#)
Affects: Tract 1
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$147,780.00
Trustor/Grantor: Jim W. Pendley AKA Jimmie Pendley and Elizabeth J. Pendley AKA Elizabeth Pendley, married to each other
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank National Association
Dated: December 11, 2019
Recorded: January 17, 2020
Instrument No.: [202001170006](#)
18. Any questions that may arise due to shifting or change in the course of the Taneum Ditch or due to said ditch having changed its course.

END OF EXCEPTIONS

Notes:

Note No. 1: 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.

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 3 and 4, Book 7 of Surveys, pages 50 and 51; being a ptn of the Northeast Quarter of Section 26, Township 18 N, Range 17 E, W.M.

EXCEPT Parcel 4-A, Book 15 of Surveys, page 158; being a ptn of the Northeast Quarter of Section 26, Township 18 N, Range 17 E, W.M. all in the County of Kittitas, State of Washington.

Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

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

EXHIBIT 'A'

File No. 604715AM

Tract 1:

Parcel 3 of that certain Survey as recorded August 1, 1980, in Book 7 of Surveys, pages 50 and 51, under Auditor's File No. [443983](#), records of Kittitas County, Washington; being a portion of Northwest Quarter of the Northeast Quarter of Section 26, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

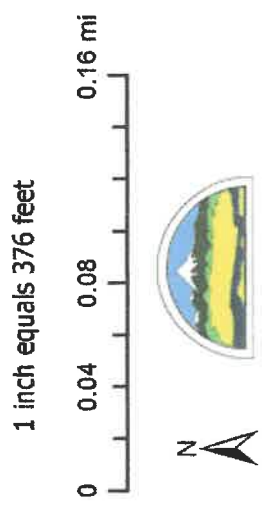
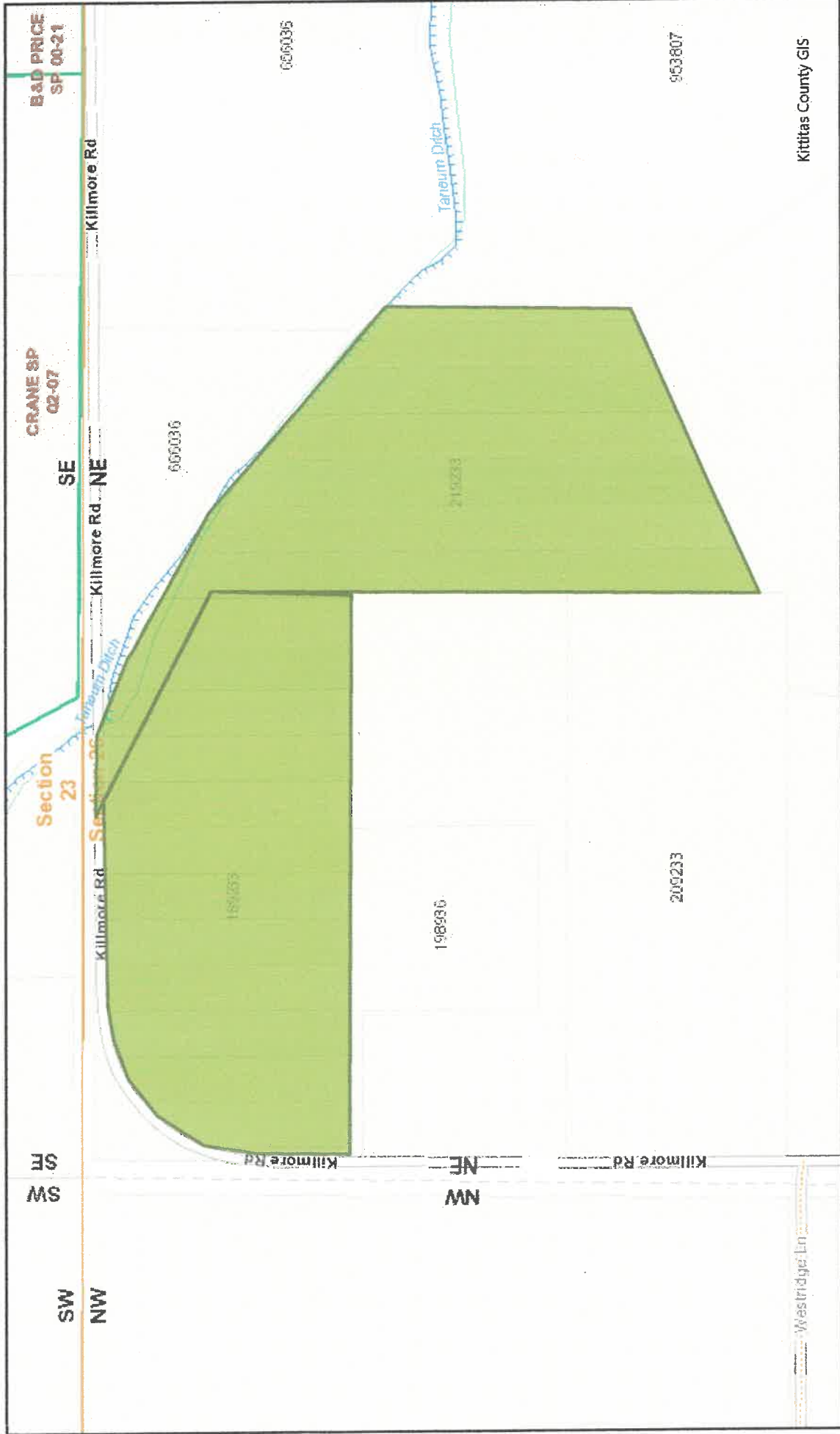
Tract 2:

Parcel 4 of that certain Survey as recorded August 1, 1980, in Book 7 of Surveys, pages 50 and 51, under Auditor's File No. 443983, records of Kittitas County, Washington; being a portion of Northeast Quarter Section 26, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT:

Parcel 4-A of that certain survey as recorded May 31, 1988 in Book 15 of Surveys at page 158, under Auditor's File No. [521737](#), records of Kittitas County, Washington; being a portion of Parcel 4 of that certain Survey as recorded August 1, 1980 in Book 7 of Surveys at pages 50 and 51, under Auditor's File No. 443983, records of said County; also being a portion of the Northeast Quarter of Section 26, Township 18 North, Range 17 East, W.M., Kittitas County, State of Washington.

2130 Killmore Rd.



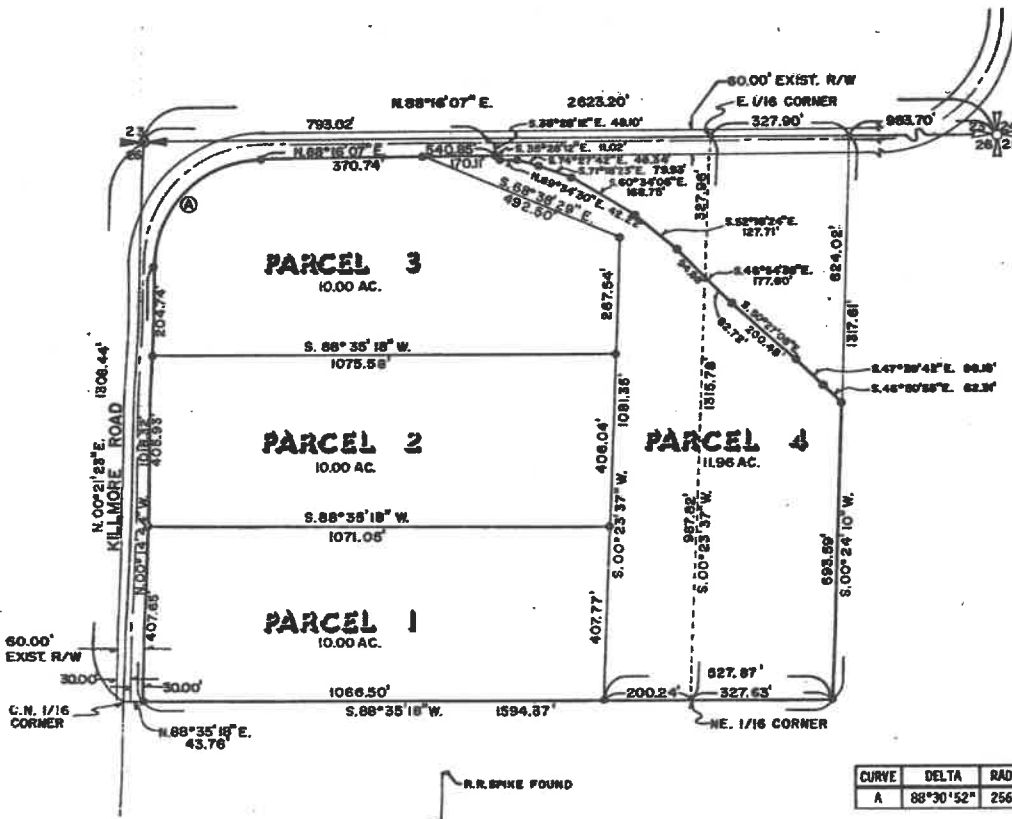
Date: 8/23/2023

Disclaimer:
 Kittitas 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. Kittitas 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.

ORIGINAL SURVEY

#443983

SECTION 26, TWN. 18 N., RANGE 17 E., W.M.



CURVE DATA

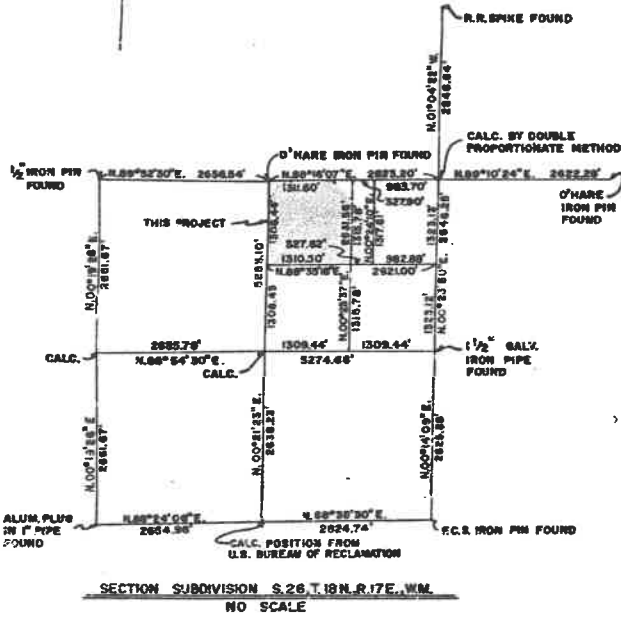
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	
					BEARING	LENGTH
A	88°30'52"	256.48'	396.23'	249.91'	N 44°00'42" E	357.98'

DATUM OF BEARINGS

Datum of bearings is the same as the Record of Survey filed in Volume 6, Page 75 of Kittitas County Auditor's Records.

LEGEND

- SECTION CORNER NOT FOUND
- QUARTER SECTION CORNER FOUND
- IRON PIN FOUND
- IRON PIN WITH CAP SET



SECTION SUBDIVISION S. 26 T. 18 N. R. 17 E. W.M.
NO SCALE

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

RON MUNRO in **JULY 1980**



Frederick C. Skinner
(Signed and Sealed)
Frederick C. Skinner, P. E. & L. S.
Washington Land Surveyor No. 12491

WESTERN PACIFIC ENGINEERING, INC.

CONSULTING CIVIL ENGINEER - SURVEY ENGINEER
U. S. Forest Service Bldg. - Miss. Yon' Ave.
P. O. Box 715, Ellensburg, Wash.

RIMCO, INC.

**A PORTION OF
SEC. 26, TWN. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASH.**

SURVEYED BY **F.C.S.**, DATE **7/80**, SCALE **1" = 200'**
DRAWN BY **C.T.B.**, DATE **7/80**, SHEET **1** OF **2**
CHECKED BY **F.C.S.**, DATE **7/80**, PROJECT NO. **66.80**

AUDITOR'S CERTIFICATE

Filed for record this 1st day of August 1980
at 1:40 P.M. in book 7 of Survey of pages 505-51 at the
request of **WESTERN PACIFIC ENGINEERING, INC.**

(Signed) *Kenneth M. Albrecht*, County Auditor
D. C. Slack, Deputy