

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47478527

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: March 5, 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: 72156-47478527

SUBDIVISION GUARANTEE

Order No.: 449369AM
Guarantee No.: 72156-47478527
Dated: March 5, 2021

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: NKA Bynum 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:

Parcel 5 of that certain Survey as recorded November 13, 2000, in Book 25 of Surveys, pages 157 through 159, under Auditor's File No. 200011130054, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 15, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Richard R. Bailey and Tina Bailey, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 449369AM
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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: 2021
Tax Type: County
Total Annual Tax: \$722.28
Tax ID #: 15567
Taxing Entity: Kittitas County Treasurer
First Installment: \$361.14
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$361.14
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021

Subdivision Guarantee Policy Number: 72156-47478527

7. 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.

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:

Purpose: Easement for conveying spring water in pipe line together with right of ingress to and egress from said spring and pipe line.

Recorded: June 22, 1955

Instrument No.: 251083

Volume 95, Page 581

10. The provisions contained in Instrument,
From: Donald M. Barth and Susan Barth, husband and wife
Recorded: May 7, 1982, in Volume 165, page 416,
Instrument No.: 461308.

As follows: "Grantor hereby retain one-half (1/2) of all mineral rights owned by Grantor."

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

Recorded: November 13, 2000

Book: 25 of Surveys Page: 157 through 159

Instrument No.: 200011130054

Matters shown:

a) An irrigation easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot line.

b) Notes thereon

12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Christopher F. Thoennes Sr. and Darlene B. Thoennes, husband and wife

Purpose: Irrigation

Recorded: February 28, 2001

Instrument No.: 200102280027

Affects: The South 25 feet and other land

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: Richard R. Bailey and Tina Bailey, husband and wife
Purpose: Access Easement Agreement
Recorded: February 25, 2021
Instrument No.: 202102250039
Affects: Said premises and other land

Said document contains maintenance provisions.
14. 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 unnamed creek, if it is navigable.
15. Any question of location, boundary or area related to the unnamed creekwtr4, including, but not limited to, any past or future changes in it.
16. 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.
17. A portion of the access to said premises is over a Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

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 5, Book 25 of Surveys, pgs 157-159, ptn of the NE Quarter of Section 15, Township 16 N, Range 20 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