

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47372028**

## 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: October 20, 2020


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: 72156-47372028

**RECEIVED**  
DEC 09 2020

Kittitas Co. CDS

# SUBDIVISION GUARANTEE

Order No.: 415295AM  
Guarantee No.: 72156-47372028  
Dated: October 20, 2020

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

Your Reference: NKA Forest Ridge Dr. Ellensburg WA 98926

Assured: Trailside Homes, LLC

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 A:

Parcels B-1, B-2 and D-1, of that certain survey recorded October 27, 2005 in Book 31 of Surveys, Pages 224 and 225, under Auditor's File No. 200510270006, being a portion of Section 24, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Parcel B:

A sixty foot (60') easement for ingress, egress and utilities over and under the existing roads in Sections 24 and 25, all in Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington, as delineated on that certain survey recorded October 23, 2002 in Book 28 of Surveys, Pages 48 through 50, under Auditor's File No. 200210230017 and easement rights as conveyed in Easement Exchange recorded December 4, 1978 in Volume 108, Page 375, under Auditor's File No. 428448.

Tract 2:

Parcel A:

Parcels B-3, B-4 and C-1, of that certain survey recorded October 27, 2005 in Book 31 of Surveys, Pages 224 and 225, under Auditor's File No. 200510270006, being a portion of Section 24, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Parcel B:

A sixty foot (60') easement for ingress, egress and utilities over and under the existing roads in Sections 24 and 25, all in Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington, as delineated on that certain survey recorded October 23, 2002 in Book 28 of Surveys, Pages 48 through 50, under Auditor's File No. 200210230017 and easement rights as conveyed in Easement Exchange recorded December 4, 1978 in Volume 108, Page 375, under Auditor's File No. 428448.

Title to said real property is vested in:

FRPP Phase 1 LLC, a Washington Limited Liability Company as to Tract 1, and UKC Holdings, LLC, a Washington limited liability company, as to a 50% undivided interest and Kurt Erickson, an individual, presumptively subject to the community interest of his spouse, if married, as to a 50% undivided interest, as tenants in common as to Tract 2

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 415295AM  
Policy No: 72156-47372028

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: 2020  
Tax Type: County  
Total Annual Tax: \$96.17  
Tax ID #: 163034  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$48.09  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$48.08  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot B-1

7. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$96.17  
Tax ID #: 22023  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$48.09  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$48.08  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot B-2
8. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$41.11  
Tax ID #: 22024  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$41.11  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot B-3
9. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$96.17  
Tax ID #: 22025  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$48.09  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$48.08  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot B-4
10. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$41.11  
Tax ID #: 173034  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$41.11  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot C-1

11. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$41.11  
Tax ID #: 203034  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$41.11  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Lot D-1
12. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Road  
Recorded: December 4, 1978  
Instrument No.: 428448  
Affects: A portion of said premises and other land
14. Agreement and the terms and conditions contained therein  
Between: Boise Cascade Corporation  
And: U.S. Timberlands Yakima LLC  
Purpose: Assignment and Assumption Agreement  
Recorded: October 4, 1999  
Instrument No.: 199910040043
15. 60' wide non-exclusive ingress and egress easements along the South 30 feet of Parcel A-4, the North 30 feet of a portion of Parcel B-4, the North 30 feet of Parcels C-1 and C-2, the South 30 feet of a portion of Parcel B-3, the South 30 feet of Parcels C-1 and C-2, the North 30 feet of a portion of Parcel B-2, and the North 30 feet of Parcels D-1 and D-2, as disclosed and/or delineated on that certain survey recorded October 27, 2005, in Book 31 of Surveys, Pages 224 and 225, under Auditor's File No. 200510270006.
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: American Forest Resources, LLC, a Delaware limited liability company  
Purpose: Ingress, egress and utilities  
Recorded: December 28, 2005  
Instrument No.: 200512280058  
Affects: A strip of land 60 feet in width over, in, upon and to that portion of the property known as Goodrich Mine Rd, located in said Section 24, the approximate location of which is currently located or as the same may hereafter from time to time be relocated by Grantee, at its sole cost and expense

**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 B-1, B-2, B-3, B-4, C-1 and D-1, Book 31 of Surveys, Pages 224 and 225, ptn of Section 24, Township 20 N, Range 15 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**

