

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47608038

AMENDED 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: July 23, 2021

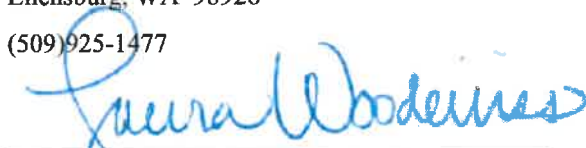
Issued by:

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: 72156-47608038

SUBDIVISION GUARANTEE

Order No.: 470700AM
Guarantee No.: 72156-47608038
Dated: July 23, 2021

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

Your Reference: 2151 Brick Mill Rd, Ellensburg, WA 98926

Assured: Levi Venn

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:

That portion of the Northwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington which is described as follows:

Lots "A" & "B" & "C" of that certain survey recorded in Book 23 of Surveys, pages 237 and 238, under Auditor's File No. 199811160031, records of Kittitas County, State of Washington;

EXCEPT

That portion of the Northwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Southeast corner of Parcel "A" of that certain survey recorded in Book 23 of Surveys, pages 237 and 238, under Auditor's File No. 199811160031, records of said County, said Southwest corner being the true point of beginning of said line; thence South 89°50'46" West, along the South boundary of said Lot "A", 520.13 feet, thence North 01°25'01" West, 825.00 feet, thence North 89°50'36" East 555.57 feet, more or less, to the East boundary of said Northwest Quarter, thence South 01°46'11" East, along said East boundary, 184.05 feet thence South 89°50'36" West 36.56 feet, thence South 01°25'01" East 641.00 feet, more or less, to the true point of beginning and the terminus of said line.

Title to said real property is vested in:

Donald R. Akehurst and Barbara J. Akehurst, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 470700AM
Policy No: 72156-47608038

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: \$1,198.38
Tax ID #: 784434
Taxing Entity: Kittitas County Treasurer
First Installment: \$599.19
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$599.19
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021

7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$1,055.36
Tax ID #: 954945
Taxing Entity: Kittitas County Treasurer
First Installment: \$527.68
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$527.68
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
8. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$2,778.17
Tax ID #: 954946
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,389.09
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,389.08
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
9. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$292.39
Tax ID #: 954947
Taxing Entity: Kittitas County Treasurer
First Installment: \$146.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$146.19
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
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. Easement for ditch running from Lile Creek, designated as Taylor Ditch No. 2, as appropriated by W.M., Taylor by Claim of Water Right filed May 31, 1890, in the Office of the County Clerk.
12. Waiver of damages contained in deeds to Kittitas Reclamation District dated September 1, 1931, recorded March 3, 1932, in Book 52 of Deeds, pages 130, as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."

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: Kittitas Reclamation District
Purpose: A 24 inch pipeline
Recorded: September 19, 1963
Book 114 of Deeds, Page 533
Affects: A portion of said premises
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Eugene F. Wheeler and Georgine Wheeler, Trustees of the Eugene F. and Georgine Wheeler Trust.
Recorded: December 26, 1990
Book: 318, Page 1331
Instrument No.: 535919
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.
15. Agreement for Purchase of Power, including the terms and provisions thereof,
Recorded: August 21, 1990
Volume 312, page 598
Instrument No.: 532328
Between: Kittitas County PUD, a Washington corporation
And: Longhorn Cattle Company
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 1, 1998
Book: 23 of Surveys Page: 216 and 217
Instrument No.: 199810010022
Matters shown:
a) Easement "S"
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 16, 1998
Book: 23 of Surveys Page: 237 and 238
Instrument No.: 199811160031
Matters shown:
a) Location of fenceline in relation to property boundary
b) Notes contained thereon
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Akehurst Short Plat,
Recorded: August 19, 2008
Book: J of Short Plats Page: 222 and 223
Instrument No.: 200808190026
Matters shown:
a) PEMC Wetland area
b) 60' Access and Utility Easement "Q"
c) 20' Driveway
d) Notes contained thereon
19. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
Affects: Parcel C
20. 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.

21. Any question of location, boundary or area related to the unnamed creek, including, but not limited to, any past or future changes in it.
22. 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.

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: Ptn of the NW Quarter of Section 20, Township 18 N, Range 19 E, W.M.
- c. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;
Recorded: January 21, 1999
Auditor's File No.: 199901210014
Manufactured Home: 1979 Shman 64 x 36 VIN: ABC4SC959OR

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