

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48275600

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: May 12, 2023

Issued by:

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

Laura Woodiwiss

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *Alvin N. [Signature]*

President

ATTEST
John C. [Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-48275600

SUBDIVISION GUARANTEE

Order No.: 591070AM

Guarantee No.: 72156-48275600

Dated: May 12, 2023 at 7:30 A.M.

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.40

Your Reference: 460 Three Lakes Rd, Cle Elum, WA 98922

Assured: Karen Gonzalez and Silvano Gonzalez

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:

Lots 48, 49 and 50, [NELSON SIDING I](#), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 42 and 43, records of said County.

Title to said real property is vested in:

Karen Gonzalez, also shown of record as Karen L. Gonzalez and Silvano Gonzalez, wife and husband

END OF SCHEDULE A

(SCHEDULE B)

Order No: 591070AM
Policy No: 72156-48275600

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: \$208.06
Tax ID #: 870934
Taxing Entity: Kittitas County Treasurer
First Installment: \$104.03
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$104.03
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023
Affects: Lot 48

Subdivision Guarantee Policy Number: 72156-48275600

7. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$196.89
Tax ID #: 880934
Taxing Entity: Kittitas County Treasurer
First Installment: \$98.45
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$98.44
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023
Affects: Lot 49
8. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$194.37
Tax ID #: 890934
Taxing Entity: Kittitas County Treasurer
First Installment: \$97.19
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$97.18
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023
Affects: Lot 50
9. Liens, levies and assessments of the Nelson Siding Community Club.
10. Liens, levies and assessments of the Water Agreement recorded May 15, 1973 under Auditor's File No. [382365](#) in Volume 39, page 591.
11. A right of way for "Nelson Ditch" across a portion of the Southwest Quarter of Section 26, and the East Half of the Southeast Quarter of Section 27, as referred to in various notices of water rights filed in the office of the County Clerk and as appropriated by Notice of Water Right filed July 8, 1886, recorded in [Book "A" of Water Rights, page 123](#).
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: Puget Sound Power and Light Co.
Purpose: Electric transmission and distribution line, together with necessary appurtenances
Dated: November 14, 1922
[Book 38 of Deeds, Page 417](#)
Affects: The Southwest Quarter of Section 26
13. Rights of way for ditches of Bruno Bartelomeo and Anton Bernardi, et al, across the Southwest Quarter of Section 26, as referred to in Decree entered July 2, 1930, in the Superior Court of Kittitas County in Civil Cause No. [8136](#).
14. A right of way for a ditch across the Southwest Quarter of Section 26 and the East Half of the Southeast Quarter of Section 27, together with the right to go upon said land and clear said ditch and keep same in repair, as conveyed by D. C. Swan and Pearl Swan, husband and wife, to Bart Bruno by easement dated September 12, 1940, and recorded in [Book 62 of Deeds, page 502](#), said right of way to be sufficient width to permit dumping of dirt of said ditch on to the bank of said ditch thereof.

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: The right to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require, consisting of under ground cables, wires, drains, markers and other appurtenances, upon, over and under a strip of land 30 feet wide across the Southwest Quarter of Section 26, together with the right of ingress and egress over and across said lands, for the purpose of exercising the rights herein granted; and the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface of said strip and to install gates in any fences crossing said strip.
- Said easement further provides as follows:
"The undersigned hereby covenant that no structure shall be erected or permitted on said strip, that no inflammable materials or explosives will be used or stored within 10 feet of said strip and that the land of said strip will not be used in agricultural operations or otherwise to depth greater than 24 inches."
Recorded: February 24, 1948
Instrument No.: [200838](#)
Book 78 of Deeds, Page 388
Affects: Portion of said premises
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the plat of Nelson Siding I,
Recorded: December 15, 1969
Book: 5 of Plats, Pages: 42 and 43
Instrument No.: [358599](#)
Matters shown:
a) Easement reservations contained thereon
b) Dedication thereon as follows:
"The costs of construction, maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.
In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall be built up to minimum county standards by said non-profit corporation."
- Additional dedication provisions contained on the plat of Nelson Siding I, as recorded December 15, 1969, in Book 5 of Plats, pages 42 and 43, under Auditor's File No. [358599](#), as follows: "...hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the reasonable grading of the streets and avenues shown hereon."
17. 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 15, 1969
Book 8, pages 659 through 665
Instrument No.: [358598](#)

18. Water Agreement and the terms and conditions contained therein
Between: Robert L. Davis and Margo H. Davis, his wife
And: Hughbanks Mortgage Company
Recorded: May 15, 1973
Book: 39, Page: 591
Instrument No.: [382365](#)
19. Nelson Siding Community Club Bylaws, 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 24, 1980
Book: 126, Page: 270
Instrument No.: [439221](#)
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 8, 2007
Book: 33 of Surveys Page: 178
Instrument No.: [200701080024](#)
Matters shown:
a) Notes contained thereon

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: Lots 48, 49 and 50, NELSON SIDING I, Book 5 of Plats, pages 42 and 43.

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