

NO. 0117719

LIABILITY \$1,000.00

FEE \$250.00

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0117719-2013.72030-88305948

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

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 above.

Dated: 02/28/2013

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*
Authorized Signature

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.

WA2011 0117719
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY



By: *Agnes M. ...*

President

ATTEST
Tom C. ...
Secretary

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KITTITAS COUNTY
003

SUBDIVISION GUARANTEE

Office File Number : 0117719
Guarantee Number : WA2011-46-0117719-2013. 72030-88305948
Dated : February 28, 2013, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : ZENTZ (HANSEN)

Name of Assured: TERESA HANSEN ZENTZ

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 1 of that certain Survey as recorded June 16, 2003, in Book 29 of Surveys, page 8, under Auditor's File No. 200306160083, records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT a 1978 Skyline, 64x24 Mobile Home, Serial Number 01910202L.

Title to said real property is vested in:

TERESA MAY ZENTZ, WHO ACQUIRED TITLE AS TERESA MAY HANSEN, AS HER SEPARATE ESTATE

END OF SCHEDULE A

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(SCHEDULE B)

File No. 0117719

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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. General taxes and assessments for 2013, which become delinquent after April 30, 2013, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 1,860.04	\$ 930.02	\$ 930.02
Tax No. :	18-18-20020-0004 (129433)		
- Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535
5. Right-of-way to run a sufficient quantity of water to drive a water wheel to run a flour and saw mill together with an agreement to build all necessary ditches and flumes as conveyed by Peter Wold, et ux, to Levi Farnsworth, James Dysart and John A. Shoudy by deed filed for record November 11, 1882 and recorded November 15, 1882 in Book "A" of Miscellaneous, Page 40, records of Kittitas County.
6. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
7. Matters as disclosed and/or delineated on Survey recorded June 16, 2003, in Book 29 of Surveys, page 8, under Kittitas County Auditor's File No. 200306160083, including but not limited to:
 - a) Location of overhead power
 - b) Location of irrigation ditch
 - c) Location of fence line along the North boundary in relation to the property boundary

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(SCHEDULE B) (CONTINUED)

File No. 0117719

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8. DEED OF TRUST, and the terms and conditions thereof:
- | | | |
|--------------------|---|---|
| Grantor | : | Victor S. Davis and Teresa M. Davis, husband and wife |
| Trustee | : | AmeriTitle |
| Beneficiary | : | Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). Lender: First Horizon Home Loan Corporation |
| Amount | : | \$252,000.00, plus interest |
| Dated | : | May 4, 2006 |
| Recorded | : | May 5, 2006 |
| Auditor's File No. | : | 200605050034 |

9. Judgment filed in Superior Court of Kittitas County, Washington:
- | | | |
|--------------------------------|---|--|
| Judgment Debtor | : | Teresa Hansen-Davis |
| Judgment Creditor | : | Qualstar Credit Union |
| In the amount of | : | \$6,378.17, together with any interest, costs and/or attorney fees |
| Dated | : | January 7, 2007 |
| Entered | : | January 7, 2008 |
| Judgment No. | : | 08-9-00011-5 |
| Cause No. | : | 07-2-00635-7 |
| Attorney For Judgment Creditor | : | Brian C. Read |

The lien of said judgment attaches to subject premises, provided judgment debtor is identical with the vested owner shown herein.

A copy of said judgment was also recorded with the Kittitas County Auditor under Auditor's File No. 200801140037.

10. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of unnamed creek, if navigable.
11. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.
Regarding: Unnamed creek.
12. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

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KITTITAS COUNTY

(SCHEDULE B) (CONTINUED)

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Notes:

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.

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

AW/lmw

1 cc: Teresa Zentz / tarizentz@aol.com

1 cc: Encompass: Dustin Pierce
dpierce@encompasses.net

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CITY OF SEATTLE

PARENT

Point # 1						10000.000	10000.000
	N	0	59	41	E	376.270	
Point # 2						10376.213	10006.532
	N	89	58	41	E	761.440	
Point # 3						10376.505	10767.972
	S	20	50	51	E	686.570	
Point # 4						9734.884	11012.310
	N	75	19	26	W	1046.450	
Point # 5						10000.007	10000.002

AREA = 435,597.86 sf (10.0000 acres)

LENGTH = 2870.73

NORTHING ERROR = +0.007

EASTING ERROR = +0.002

LINEAR ERROR = N 15 31 20 E 0.007

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KENTON

LOT 1

Point # 1	N	0	59	41	E	10000.000	10000.000
						376.270	
Point # 2	N	89	58	41	E	10376.213	10006.532
						339.450	
Point # 3	S	0	1	19	E	10376.343	10345.982
						120.520	
Point # 4	N	89	58	41	E	10255.823	10346.028
						121.210	
Point # 5	S	20	21	2	E	10255.870	10467.238
						446.820	
Point # 6	N	75	19	26	W	9836.939	10622.626
						643.630	
Point # 7						10000.006	9999.995

AREA = 217,954.35 sf (5.0035 acres)

LENGTH = 2047.90

NORTHING ERROR = +0.006

EASTING ERROR = -0.005

LINEAR ERROR = N 39 40 27 W 0.008

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LITTLETON COUNTY

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LOT 2

Point # 1					10000.000	10000.000
	N	89	58	41	E	421.990
Point # 2					10000.162	10421.990
	S	20	50	51	E	686.570
Point # 3					9358.541	10666.328
	N	75	19	26	W	402.830
Point # 4					9460.600	10276.641
	N	20	21	2	W	446.820
Point # 5					9879.530	10121.253
	S	89	58	41	W	121.210
Point # 6					9879.484	10000.043
	N	0	1	19	W	120.520
Point # 7					10000.004	9999.997

AREA = 217,645.90 sf (4.9965 acres)

LENGTH = 2199.94

NORTHING ERROR = +0.004

EASTING ERROR = -0.003

LINEAR ERROR = N 38 25 16 W 0.005

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