

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050642

GUARANTEE UPDATED

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: August 15, 2017


Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

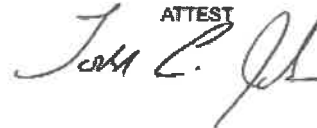
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46050642

SUBDIVISION GUARANTEE

Order No.: 191830AM
Guarantee No.: 72156-46050642
Dated: November 19, 2018 at 7:30 AM

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: 1351 Naneum Road

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 1 of that certain Survey as recorded December 1, 2016, in Book 40 of Surveys, pages 172 and 173, under Auditor's File No. 201612010004, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 33, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Ron V. Mitchell and Sonja H. Mitchell, husband and wife, also shown of record as Ron Mitchell and Sonja Mitchell

END OF SCHEDULE A

(SCHEDULE B)

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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: 2018
Tax Type: County
Total Annual Tax: \$1,545.65
Tax ID #: 614834
Taxing Entity: Kittitas County Treasurer
First Installment: \$772.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$1,021.92
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

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Recorded: December 1, 2016
Book: 40 of Surveys Page: 172 and 173
Instrument No.: 201612010004
Matters shown:

- a) Location of easements
 - b) Location of fencelines in relation to property boundaries
 - c) Location of driveway
 - d) Note 8 as follows: "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 lines."
 - e) All other notes contained thereon
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 Naneum Creek, if it is navigable.
 15. Any question of location, boundary or area related to the Naneum Creek, 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.

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- 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 1, Book 40 of Surveys, pgs 172-173, ptn NW Quarter of Section 33, Township 18N, Range 19E, W.M.
- c. Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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 Subdivision Guarantee Policy Number: 72156-46050642

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. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

10. Waiver of damages contained in Deed to the Kittitas Reclamation District, recorded Book 48 of Deeds, page 446, as follows:

"Said grantor, for itself and for its successors and/or assigns, hereby acknowledge full satisfaction for all severance damage 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 an irrigation canal by grantee, its successors and/or assigns, over and across the premises herein conveyed."

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

Granted To: Olympic Pipeline Company, a Delaware corporation, its successors and/or assigns

Purpose: To construct, maintain, operate, repair, alter or replace one and only one pipeline and such other underground equipment and communication cables necessary or incidental to the operation of remote controlled facilities and continuous monitoring of pipeline operation systems

Recorded: July 9, 1996

Instrument No.: 199607090069

Affects: A strip of land sixty feet (60') in width provided that after installation of the pipeline, the width of the easement shall be reduced to twenty feet (20')

12. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount \$192,000.00

Mortgagor: Ron V. Mitchell and Sonja H. Mitchell, husband and wife

Mortgagee: Northwest Farm Credit Services, FLCA

Dated: September 6, 2002

Recorded: September 13, 2002

Instrument No.: 200209130050

Full Reconveyance recorded August 16, 2016, under Auditor's File No. 201608160040. We will require a Satisfaction of Mortgage to be recorded in order to remove said exception.

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

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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

