

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48275615**

## 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 30, 2023

Issued by:

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

*Hannah Hall*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

President

ATTEST  
*[Signature]*

Secretary

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

Subdivision Guarantee Policy Number: 72156-48275615

# SUBDIVISION GUARANTEE

Order No.: 593236AM  
Guarantee No.: 72156-48275615  
Dated: May 30, 2023 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Your Reference: 4160 Vantage Highway, Ellensburg, WA 98926

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 3 of that certain Survey as recorded April 9, 2010, in Book 37 of Surveys, page 4, under Auditor's File No. [201004090028](#), records of Kittitas County, Washington; being a portion of the Northeast Quarter and the Southeast Quarter of Section 5, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Gregory Eric Singer and Sara Ann Singer, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 593236AM  
Policy No: 72156-48275615

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: \$4,844.39  
Tax ID #: 931833  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,422.20  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$2,422.19  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

Subdivision Guarantee Policy Number: 72156-48275615

7. Tax Year: 2023  
Tax Type: Irrigation  
Total Annual Tax: \$3,668.00  
Tax ID #: 931833  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,834.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,834.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
8. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No. : 931833  
  
Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.
9. 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.
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The Chicago, Milwaukee and St. Paul Railway Company  
Dated: January 15, 1907, January 26, 1907, and February 13, 1907  
Book: 14 of Deeds, Pages: 378, 388, and 481
11. Rights of way for ditches as appropriated by David Kinkade by affidavit filed May 29, 1890, in the offices of the County Clerk and as appropriated by Jorgen Kryger and C.H. King by affidavit filed May 24, 1890, in the offices of the County Clerk.
12. Rights of way for ditches as disclosed in agreement by and between O.B. Grimm and Susie Grimm, his wife, first parties, and Katherine M. Kryger, second party, dated April 9, 1923, and recorded Book 39 of Deeds, page 274, under Auditor's File No. [71447](#).
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: Pacific Northwest Pipe Line Corporation  
Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipe line or pipelines for the transportation of oil, gas and the products thereof on, over and through said premises, together with the right of ingress and egress for the purposes aforesaid  
Recorded: December 29, 1955 and August 21, 1956  
Instrument No.: [254908](#) and [259389](#)  
Book 97 of Deeds, Page 151 and Book 98 of Deeds, Page 362  
Affects: A portion of said premises

14. The right to construct, install, maintain, inspect, operate, repair, replace, change or remove a cathodic protection unit with poles, cables or other material and equipment used in connection therewith or incident thereto as contained in Cathodic Protection Unit Contract dated June 16, 1959, between Clarence O. Mason and Thelma V. Mason, husband and wife, and Pacific Northwest Pipeline Corporation, filed for record June 24, 1959, in Book 104, page 364, under Auditor's File No. [276932](#).
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: July 13, 2005  
Book: 31 Page: 127  
Instrument No.: [200507130016](#)  
Matters shown:  
a) 10' irrigation easement
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Irrigation ditch  
Recorded: October 11, 2006  
Instrument No.: [200610110037](#) & [200610110036](#)  
Affects: A portion of said premises
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Vernita M. Baasch  
Purpose: Easement to maintain any ditch or underground irrigation pipeline  
Recorded: October 11, 2006  
Instrument No.: [200610110036](#)  
Affects: A portion of said premises
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Richard A. Catlin and Tara L. Catlin, husband and wife  
Purpose: Ingress and egress  
Recorded: February 8, 2010  
Instrument No.: [201002080002](#)  
Affects: A portion of said premises
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 9, 2010  
Book: 37 Page: 4  
Instrument No.: [201004090028](#)  
Matters shown:  
a) Location of fencelines in relation to property boundaries
20. Agreement Fixing Boundary Line Pursuant to RCW 58.04, including the terms and provisions thereof,  
Recorded: November 10, 2016  
Instrument No.: [201611100001](#)

**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: Parcel 3, Book 37 of Surveys, page 4, ptn of the NE Quarter and the SE Quarter of Section 5, Township 17 N, Range 19 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**