

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48275584

2nd UPDATED 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 24, 2023

Issued by:

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

Hannah Hall

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48275584

CHICAGO TITLE INSURANCE COMPANY



By:

[Handwritten Signature]

President

ATTEST

[Handwritten Signature]

Secretary

2nd Updated SUBDIVISION GUARANTEE

Order No.: 585757AM
Guarantee No.: 72156-48275584
Dated: May 24, 2023 at 7:30 a.m.

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

Your Reference: Adams & Craig

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:

The East Half of the Southeast Quarter of Section 29, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT

Right of way for County Road, 20 feet wide along the south side thereof conveyed by Deed dated October 2, 1911, recorded in Book [23 of Deeds, page 232](#);

AND EXCEPT

The West Half of the South Half of the West Half of the Southeast Quarter of the Southeast Quarter of Section 29, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

AND EXCEPT

The portion of the Southerly 1,400 feet of the East half of the Southeast Quarter of Section 29, Township 19 North, Range 19 East, W.M., Kittitas County, Washington, which lies easterly of Naneum Creek.

AND EXCEPT

A parcel of property for road right of way purposes as conveyed to Kittitas County by deed recorded May 2, 2007 under Auditor's File No. [200705020031](#), lying an additional 10 feet to the left of the existing left right of way which is 20 feet to the left of the following described center line of Charlton Road: Starting at the southeast section corner of Section 29, Township 19 North, Range 19 East, W.M.; thence South 89° 54' 56" West for 125.14 feet to the point of beginning; thence North 89° 54' 56" East for 125.14 feet to the point of ending; extending or shortening the right of way line to end on the Section 29 east line.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-48275584

**William S. Craig and Constance M. Craig, husband and wife and David W. Adams and
Leann T. Adams, husband and wife**

END OF SCHEDULE A

(SCHEDULE B)

Order No: 585757AM
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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 – 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: \$4,924.51
Tax ID #: 205736
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,462.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$2,462.25
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023

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5. Tax Year: 2023
Tax Type: County
Total Annual Tax: \$3,091.55
Tax ID #: 558434
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,545.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$1,545.77
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023

6. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.
Amount: \$35.00 (Paid)
Parcel No. : 205736

Note: This exception is for informational purposes only. The assessment is not a lien on real property.

7. If in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents of existing real estate contracts), please be aware of the following:

This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer 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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: E.C. Dikeman and Gwendolyn M. Dikeman, husband and wife; and J.C. Baxter and Rachel L. Baxter, husband and wife
Purpose: Irrigation ditch
Recorded: April 8, 1952
Instrument No.: [229367](#)
Book 89, Page 123
Affects: Across the South Half of said Section 29 as presently constructed
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ralph W. and Charlotte M. Allen, husband and wife
Purpose: Right of way for an irrigation ditch
Recorded: May 8, 1952
Instrument No.: [230000](#)
Book 89, Page 306
Affects: Across the South Half of said Section 29
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Ralph G. Charlton and Sharon J. Charlton, husband and wife.
Recorded: April 16, 1990
Book: 304, Page 849
Instrument No.: [528434](#)
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.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
- Subdivision Guarantee Policy Number: 72156-48275584

Granted To: Public Utility District No. 1

Purpose: To place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, highways abutting said lands an electric transmission or distribution line or system, either overhead or underground, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling

Recorded: December 16, 1992

Instrument No.: [555432](#)

Book 338, Page 101

Affects: A portion of said premises

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: Public Utility District No. 1 of Kittitas County

Purpose: Right of way

Recorded: April 15, 1993

Instrument No.: [558679](#)

Affects: A portion of said premises

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

Recorded: June 20, 1997

Book: 22 of Surveys, Page: 206

Instrument No.: [199706200002](#)

Matters shown:

a) Easement "Q"

b) Overhead powerline

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

Purpose: Ingress, egress and utilities

Recorded: June 24, 1997

Instrument No.: [199706240019](#)

Affects: Easement "Q" as shown on Survey recorded June 20, 1997, in Book 22 of Surveys, page 206

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

Recorded: January 22, 2020

Book: 42 of Surveys Page: 175

Instrument No.: [202001220021](#)

Matters shown:

a) Fencelines in relation to property boundaries

b) Location of overhead power lines

16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$300,000.00

Trustor/Grantor: William S. Craig and Constance M. Craig, husband and wife and David W.

Subdivision Guarantee Policy Number: 72156-48275584

Adams and Leann T. Adams, husband and wife
Trustee: AmeriTitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for
Umpqua Bank
Dated: May 19, 2020
Recorded: May 26, 2020
Instrument No.: [202005260015](#)

17. 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.
18. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
19. 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 E SE Section 29, Township 19 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