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**CHICAGO TITLE INSURANCE COMPANY**

Kittitas County CDS

**Policy No. 72156-48275624**

**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: June 23, 2023

Issued by:

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

*Kami Sinclair*  
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: 72156-48275624

# SUBDIVISION GUARANTEE

Order No.: 596462AM  
Guarantee No.: 72156-48275624  
Dated: June 23, 2023 at 7:30 A.M.

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

Your Reference: 3521 Thrall Rd, 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:

Lot 1, of [MAUGHAN SHORT PLAT](#), Kittitas County Short Plat No. SP-92-15, as recorded August 25, 1993, in Book D of Short Plats, pages 60 and 61, under Auditor's File No. 562686, records of Kittitas County, State of Washington; being a portion of the South Half of Section 28, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Colby Bacon and Carissa Bacon, husband and wife and Sherry Houser, an unmarried woman

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 596462AM  
Policy No: 72156-48275624

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: \$10,351.76  
Tax ID #: 796136  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$5,175.88  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$5,175.88  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

Subdivision Guarantee Policy Number: 72156-48275624

7. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No. : 796136  
  
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.
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: Cascade Irrigation District  
Purpose: Waste Way  
Recorded: September 22, 1924  
Instrument No.: [75265](#)  
Affects: A strip of land 20 feet in width. Said Easement is delineated on the face of said Maughan Short Plat.
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: Joe and Billie Jo Sorenson, husband and wife, and Robert and Janiece Diefenbach, husband and wife  
Purpose: Ingress and egress  
Recorded: November 18, 1971  
Instrument No.: [371784](#)  
Affects: A portion of said premises
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Maughan Short Plat,  
Recorded: August 25, 1993  
Book: D of Short Plats Page: 60 and 61  
Instrument No.: [562686](#)  
Matters shown:
  - a) Easements shown thereon
  - b) Right of way for Town Ditch Wasteway along the North boundary of said premises.
  - c) 20 foot Cascade easement
  - d) Notes contained thereon
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$50,000.00  
Trustor/Grantor: Colby Bacon and Carissa Bacon, husband and wife and Sherry Houser, an unmarried woman  
Trustee: AmeriTitle  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Evergreen Moneysource Mortgage Company  
Dated: June 9, 2022  
Recorded: June 10, 2022  
Instrument No.: [202206100068](#)

12. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Energy, Inc.  
Recorded: May 22, 2023  
Instrument No.: [202305220043](#)

**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: Lot 1, MAUGHAN SHORT PLAT, Book D of Short Plats, pgs 60 and 61, ptn of the S Half of Section 28, 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**