

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46305976**

## 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: March 28, 2018

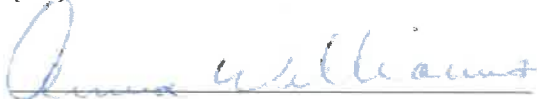
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

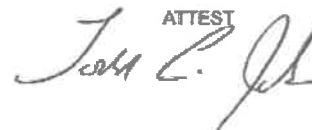


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

ATTEST  


President

Secretary

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

Subdivision Guarantee Policy Number: 72156-46305976

**RECEIVED**  
APR 09 2018

Kittitas County CDS

## SUBDIVISION GUARANTEE

Order No.: 229745AM  
Guarantee No.: 72156-46305976  
Dated: March 28, 2018

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

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 A of that certain Survey as recorded August 26, 2004, in Book 30 of Surveys, page 129, under Auditor's File No. 200408260006, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

CWH, LLC, a Washington limited liability company

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 229745AM  
Policy No: 72156-46305976

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: \$1,419.23  
Tax ID #: 761133  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$709.62  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$709.61  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018

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7. Tax Year: 2018  
Tax Type: Irrigation  
Total Annual Tax: \$814.00  
Tax ID #: 761133  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$407.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$407.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018
8. The provisions contained in Real Estate Contract by and between Robert M. Hill and Margaret Hill, husband and wife; and William H. Robertson and Connie Robertson, husband and wife, Seller, and Raymond J. Jensen and Diane E. Jensen, husband and wife; and Charles F. Worthington and Sharon M. Worthington, husband and wife  
Recorded: September 22, 1975,  
Volume 64, Page 619  
Instrument No.: 399969.  
As follows: "There shall be no mobile homes or travel trailers on the property on a permanent basis. The existing fence North of the Potter property to be moved by Purchasers to the proper location, if so desired."
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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Raymond J. Jensen and Diane E. Jensen, husband and wife, and Charles F. Worthington and Sharon M. Worthington, husband and wife.  
Recorded: October 28, 1992  
Volume: 336, Page 1050  
Instrument No.: 554060  
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. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: August 26, 2004  
Book: 30 of Surveys Page: 129  
Instrument No.: 200408260006  
Matters shown:
  - a) Location of fencelines in relation to property boundaries
  - b) Thirty foot (30') gap in legals affecting the East boundaries of Parcels A and B
12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

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Amount: \$315,000.00  
Trustor/Grantor: CWH, LLC, a Washington limited liability company  
Trustee: AmeriTitle  
Beneficiary: Donald Larson, as to an 80.56% interest, Ronald Larson, as to a 14.05% interest and Martin Larson, as to a 5.39% interest  
Dated: March 29, 2018  
Recorded: March 30, 2018  
Instrument No.: 201803300073  
Affects: Said premises and other land

**END OF EXCEPTIONS**

**Notes:**

Note No. 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 No. 2: 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 A, Book 30 of Surveys, page 129, ptn NW Quarter of Section 26, Township 18N, Range 18E, 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**