

Phone: (509) 674-7433 Fax: (509) 674-7419

TO Kittitas Co. CDS
Ellensburg WA

DATE	<u>10-16-13</u>	JOB NO.	<u>08180</u>
ATTENTION	<u>Jeff WATSON</u>		
RE:	<u>B. Proctor Short PLAT</u> <u>SP-08-58</u>		

RECEIVED

OCT 16 2013

WE ARE SENDING YOU Attached Under separate cover via KITTITAS COUNTY the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>Mylars of Sheet 1 of 2 for Co. Signatures</u>
<u>1</u>			<u>Copy of Sheet 2 of 2</u>
<u>1</u>			<u>updated subdivision Guarantee</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Emyler Watson

NO. 0118887

LIABILITY \$1,000.00

FEE \$250.00

RECEIVED

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

OCT 16 2013

KITTITAS COUNTY
CDS

Policy No. WA2011-46-0118887-2013.72030-89641869

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

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 above.

Dated: 8/22/13

CHICAGO TITLE INSURANCE COMPANY

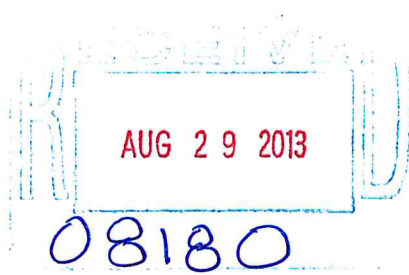
By Anna Williams
Authorized Signature

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.

WA2011 0118887
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: Greg McFarlin President
ATTEST Tom C. [Signature] Secretary



SUBDIVISION GUARANTEE

Office File Number : 0118887
Guarantee Number : WA2011-46-0118887-2013.72030-89641869
Dated : August 22, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : PROCTOR

Name of Assured: ENCOMPASS SURVEYING AND ENGINEERING

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:

Parcels 4B and 4C of that certain Survey as recorded September 10, 2008, in Book 35 of Surveys, page 162, under Auditor's File-No. 200809100016, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 12, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

BEVERLY A. PROCTOR, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HER SPOUSE, IF MARRIED ON OR AFTER NOVEMBER 9, 1993

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118887

Guarantee Number: WA2011-46-0118887-2013.72030-89641869

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. Delinquent general taxes and assessments for the following year(s), in the stated amounts, plus interest and penalty:

<u>Year</u>	<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
2013	\$ 773.85	17-19-12040-0007 (957256)	Parcel 4B
2013	\$ 773.85	17-19-12040-0008 (957257)	Parcel 4C

Note: Tax payments can be mailed to the following address:

Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. 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.

6. Provisions contained in deed to Chicago, Milwaukee, St. Paul and Pacific Railroad Company, recorded October 1, 1907, in Book 16 of Deeds, page 233, under Auditor's File No. 19648, as follows:

"Said grantor further grants to said company the right to protect any cuts which may be made on said land, by erecting on both sides thereof, within 150 feet from said center line, portable snow fences. Provided that such fences shall not be erected before the 15th day of October of each year and shall be removed on or before the 1st day of April of the year next ensuing their erection."

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on September 23, 1909 and November 14, 1911, in Volume 20, Page 117 and in Volume 23, Page 326, under Kittitas County Auditor's File Nos. 25025 and 30958, respectively.

In favor of : Cascade Canal Company

For : Right of ingress and egress for the purposes of repairing, maintaining, enlarging or renewing the canal

(SCHEDULE B CONTINUED)

File No. 0118887

Guarantee Number: WA2011-46-0118887-2013.72030-89641869

8. Agreement, and the terms and conditions thereof, executed by and between the parties herein named:
Between : Chicago, Milwaukee, St. Paul Pacific Railroad Co. and Mrs. H. P. Hemingsen
Dated : March 31, 1932
Recorded : August 10, 1932
Auditor's File No. : 110058
9. Amendatory Contract, governing reclamation and irrigation matters:
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
10. All rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between Primary State Highway 7 (SR 90) and Primary State Highway No. 3 (SR 90) (SR 82) Bull Road to Renslow and the above described property as conveyed to the State of Washington, in Warranty Deed dated October 30, 1967, and recorded December 21, 1967, in Book 127 of Deeds, page 561, under Kittitas County Auditor's File No. 343858.
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument dated April 26, 1968, recorded on May 3, 1968, in Volume 129, Page 9, under Kittitas County Auditor's File No. 346626.
For : An easement for the canal of the Cascade Irrigation District 100 feet in width as now constructed over and across the above described property
Affects : Said premises
12. Unrecorded Lease, and the terms, covenants and conditions contained therein, dated October 13, 1975, as disclosed by recital in Real Estate Contract, recorded October 24, 1975, in Book 65 of Official Records, page 712, in the office of the recording officer of Kittitas County, Washington, under recording number 400739,
13. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
14. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Beverly A. Proctor, a single woman
Trustee : First American Title Insurance Co.
Beneficiary : Puget Sound National Bank, a corporation
Amount : \$20,200.00, plus interest
Dated : June 25, 1990
Recorded : April 17, 1991, Book 321, page 288
Auditor's File No. : 538585

Said Deed of Trust is a re-recording of instrument recorded under Auditor's File No. 530489

(SCHEDULE B CONTINUED)

File No. 0118887

Guarantee Number: WA2011-46-0118887-2013.72030-89641869

15. Matters disclosed on the Boundary Line Adjustment Survey recorded September 10, 2008, Book 35 of Surveys, Pages 162 and 163, under Auditor's File No. 200809100016, including but not limited to the following:
- a) Location of located boundaries in the Northeast Quarter of the Southeast Quarter in relation to the legal description shown on the survey;
 - b) Location of fencelines in relation to property boundaries
 - c) All other Notes contained thereon
13. Notwithstanding Paragraph Four (4) of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.

END OF EXCEPTIONS

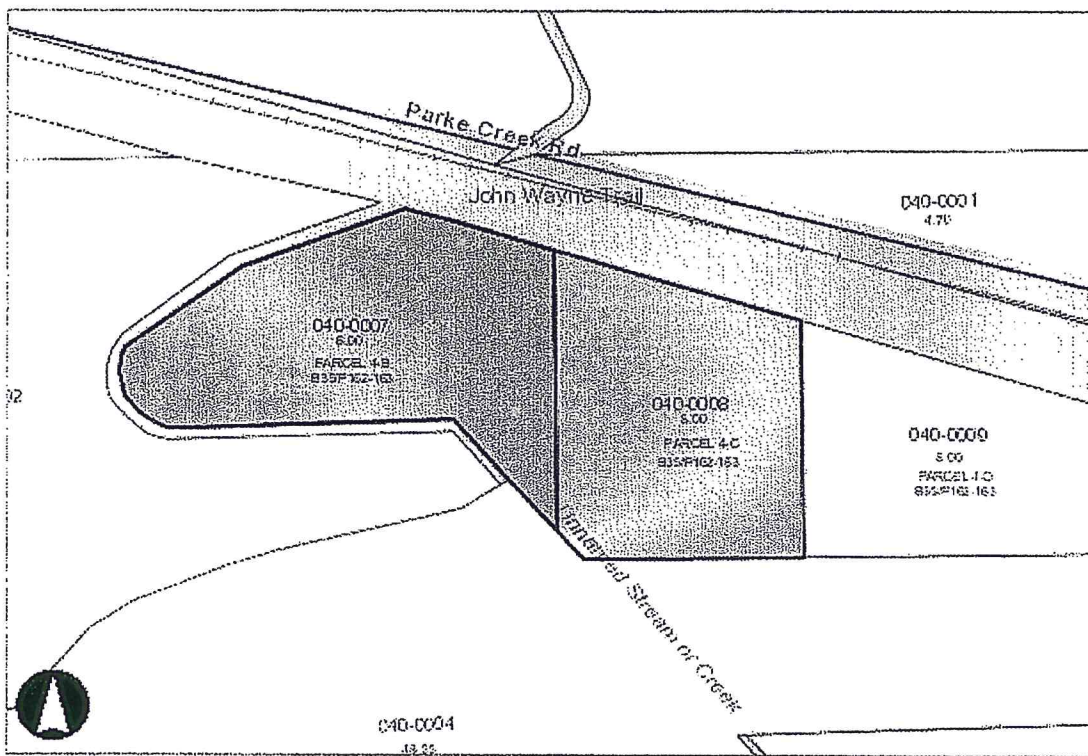
Notes:

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: 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

AW/hh



Map Center: Township:17 Range:19 Section:12

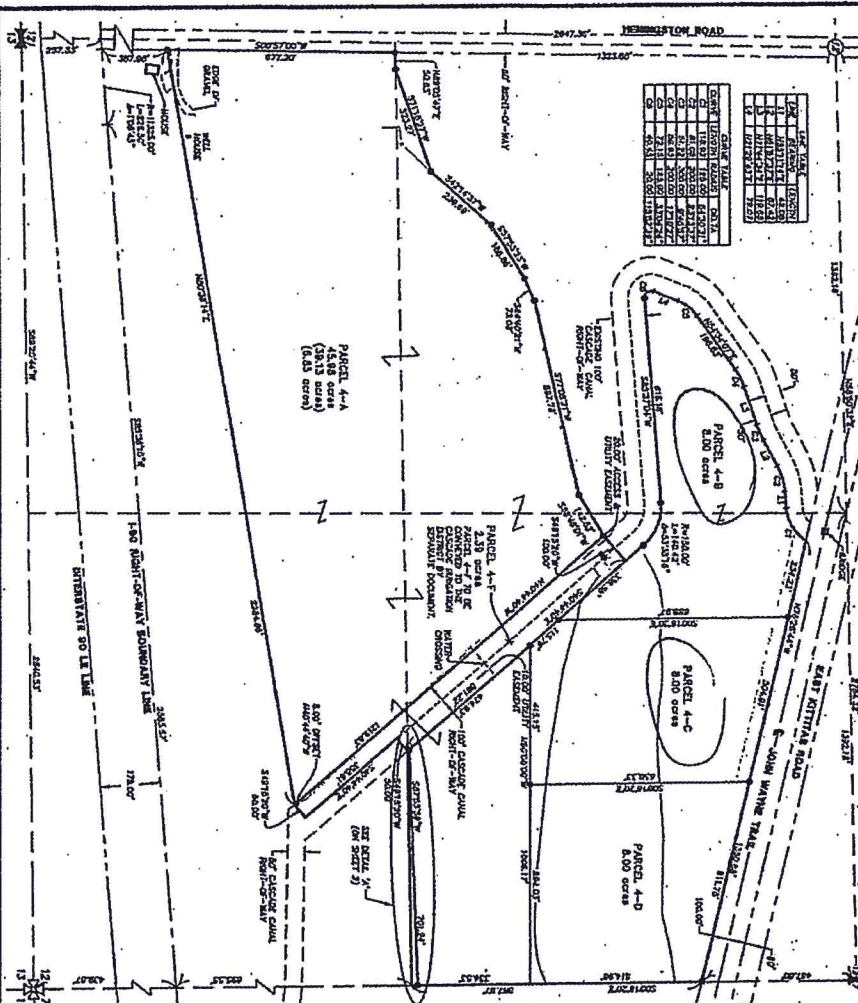
Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation.

Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



BOUNDARY LINE ADJUSTMENT
 PTN OF THE SE 1/4 OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



Recorder's certificate 200809100016
 This map was prepared by the Surveyor of Kittitas County, Washington, under the authority of the Surveyor General of Washington, and is subject to the provisions of the laws of this State and the United States relating to the practice of the Surveying profession.

Surveyor's certificate
 This map was prepared by the Surveyor of Kittitas County, Washington, under the authority of the Surveyor General of Washington, and is subject to the provisions of the laws of this State and the United States relating to the practice of the Surveying profession.

Encompass
 ENGINEERING & SURVEYING
 125 EAST 10TH ST.
 CLE ElULA, WA 98922
 PHONE: (509) 941-7435
 FAX: (509) 941-7430

BOUNDARY LINE ADJUSTMENT
 RECEIVED FOR RECORD
 A PART OF THE SE 1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.
 DATE: 09/20/08
 BY: T. ROILETTO
 SCALE: 1"=200'
 SHEET: 1 OF 2

LEGEND

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GRAPHIC SCALE
 1" = 200'
 1/2" = 100'
 3/4" = 150'

INDEX LOCATION:
 SECTION 12, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

35/162 200809100016

