UPDATED SUBDIVISION GUARANTEE

Office File Number

0110824

Guarantee Number

WA2011-46-0110824-2010.72030-79961003

Dated

October 20, 2010, at 8:00am

Liability Amount

: \$ 1,000.00

Premium

\$ 250.00

Tax

\$ 20.00

Your Reference

: CARLSON

Name of Assured:

CRUSE AND 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:

That Portion of the South Half of the Southeast Quarter of Section 7, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying South of the County Road as conveyed to Kittitas County from State of Washington by Deed dated March 27, 1970, and recorded April 2, 1970, in Book 11, page 92, under Kittitas County Auditor's File No. 360255, EXCEPT the East 654 feet thereof as measured along the South line.

Title to said real property is vested in:

PAUL L. CARLSON AND PATSY L. CARLSON, WHO ACQUIRED TITLE AS PATSY L. OGG, HUSBAND AND WIFE

END OF SCHEDULE A



(SCHEDULE B)

File No. 0110824

Guarantee Number: WA2011-46-0110824-2010.72030-79961003

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that 1. 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 for the year 2011 have been paid.

Amount : \$2,307.46

Tax Parcel No. :

17-20-07040-0010 (330136)

Possibility of future assessments levied by the Kittitas Reclamation District, notice of which is given by 5. an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefor.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

Amendatory Contract, governing reclamation and irrigation matters; 6.

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.

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on September 5, 1967, under Kittitas County Auditor's File No. 341411.

In favor of : Milton D. Camozzy and Esther R. Camozzy, husband and wife

For

: Irrigation ditch to serve land to the South

Affects

: The Southeast Quarter of the Southeast Quarter of said Section 7

8. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed, under terms of deed

To

: The State of Washington : September 19, 1967

Dated Recorded

: October 27, 1967

Auditor's File No.

: 342596

(SCHEDULE B)

File No. 0110824

Guarantee Number: WA2011-46-0110824-2010.72030-79961003

9. 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)

DEED OF TRUST, and the terms and conditions thereof:

Grantor : Paul L. Carlson and Patsy L. Carlson, husband and wife

Trustee : AmeriTitle

Beneficiary : Yakima Federal Savings and Loan Association

Amount : \$142,500.00, plus interest

Dated : October 18, 2010 Recorded : October 22, 2010 Auditor's File No. : 201010220005

END OF EXCEPTIONS

Notes:

10.

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.

2. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded : April 25, 2000

Auditor's File No. : 200004280019

Manufactured Home : 1999 Mansion 60x40, Vin# VMHI2832W93310ABC

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

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1 cc: Cruse and Associates: Marsha Mahn

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