

UPDATED
SUBDIVISION GUARANTEE

Office File Number : 0117055
Guarantee Number : WA2011-46-0117055-2012.72156-87473278
Dated : October 27, 2014, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : DOWNS

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 Northeast Quarter and that portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, all of which is bounded by a line which is described as follows:

Beginning at the East Quarter corner of said Section, thence South 2°27'15" West along the East line of said section, 22.60 feet to the true point of beginning, said point being on the South boundary of the "Three M Ditch" right of way; thence South 2°27'15" West along the East line of said section, 626.91 feet; thence North 80°07'30" West, 365.37 feet; thence North 40°05" West, 1,176.23 feet; thence North 43°57'30" West, 847.00 feet; thence North 2°02'30" East, 189.14 feet to the South right of way line of the county road; thence South 73°41' East along said county road right of way, 723.00 feet to the point of intersection with the South right of way of the "Three M Ditch"; thence South 53°03' East along said ditch right of way, 109.6 feet; thence South 67°57' East along said ditch right of way, 76.7 feet; thence South 29°25' East along said ditch right of way, 36.3 feet; thence South 50°38' East along said ditch right of way, 323.64 feet; thence South 36°53' East along said ditch right of way, 68.8 feet; thence South 41°21' East along said ditch right of way, 88.8 feet; thence South 35°28' East along said ditch right of way, 88.7 feet; thence South 48°52' East along said ditch right of way, 140.2 feet; thence South 38°43' East along said ditch right of way, 113.3 feet; thence South 30°41' East along said ditch right of way, 130.1 feet; thence South 73°18' East along said ditch right of way, 93.9 feet; thence South 54°13' East along said right of way, 148.6 feet to the true point of beginning.

EXCEPT any portion lying within Parcel 1 of that certain Survey as recorded August 23, 1989, in Book 16 of Surveys, pages 61 through 63, under Auditor's File No. 522958, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 20 North, Range 16 East, W.M. and of the Southwest Quarter of Section 13, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

MILTON F. DOWNS AND GERALDINE DOWNS, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

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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. General taxes and assessments for the year 2014 have been paid.
Amount : \$123.98
Tax Parcel No. : 20-16-14000-0015 (394935)
2. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to 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.
3. 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 March 12, 1971, under Kittitas County Auditor's File No. 366403.
For : Roadway
Affects : A strip of land 60 feet wide in, through and over the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 North, Range 16 East, W.M., lying and being 30 feet on each side of the following described centerline beginning, to-wit: beginning at a point 1,632.8 feet North and 531 feet North 42°57' West of the Southeast corner of said Section 14, Township 20 North, Range 16 East, W.M., running thence 42°57' West 674.8 feet; thence by a 0°30' curve to the left a distance of 220.2 feet all being situated in Kittitas County, Washington
4. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Mason Creek, if navigable.
5. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.
Regarding: Mason Creek.
6. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

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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/lmw

1 cc: Cruse & Associates: Marsha