

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474178

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.


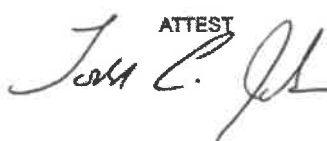
Dated: May 29, 2024

Issued by:

AmeriTitle, LLC
503 N Pearl St., Ste 101
Ellensburg, WA 98926
(509) 925-1477

RECEIVED
AUG 02 2024
Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY

By: 
President
ATTEST

Secretary



Steven Dougherty

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48474178

SUBDIVISION GUARANTEE

Order No.: 636094AM
Guarantee No.: 72156-48474178
Dated: May 29, 2024 at 7:30 A.M.

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

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:

See attached Exhibit 'A'

Title to said real property is vested in:

Craig A. George and Melanie George, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 636094AM
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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. 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: 2024
Tax Type: County
Total Annual Tax: \$1,523.78
Tax ID #: 523233
Taxing Entity: Kittitas County Treasurer
First Installment: \$761.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$761.89
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Affects: Tract 1

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$63.06
Tax ID #: 952037
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.53
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.53
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Affects: Tract 2

7. 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.
8. A right of way for an irrigation ditch to convey water from the canal of the West Side Irrigating Company, together with right of ingress and egress for purposes of maintaining said canal, conveyed to Ruth Mason, William Ross Mason and Harvey Glenn Mason, by deed dated June 12, 1900, and recorded in Book Z of Deeds, Page 122.
Affects: Tract 1
9. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Chicago, Milwaukee, and St. Paul Railway Company of Washington
Recorded: February 1, 1907
Instrument No.: 17706
Book: 14 of Deeds, Page: 385
Affects: Tract 1
10. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:
Recorded: January 29, 1912
Instrument No.: 31523
Book: 21 of Deeds, Page: 475
Affects: Tract 1

Subdivision Guarantee Policy Number: 72156-48474178

11. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: West Side Irrigating Company
Recorded: August 8, 1913
Instrument No.: 35538
Book: 26 of Deeds, Page: 96
Affects: Tract 1
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Power & Light Company
Purpose: Right to construct and erect an electric transmission and distribution line together with the right of ingress and egress across lands of grantors
Recorded: December 20, 1932
Instrument No.: 111299
Book 52 of Deeds, Page 522
Affects: Tract 2
13. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power & Light Company
Recorded: January 17, 1932
Instrument No.: 111300
Book: 52 of Deeds, Page: 523
Affects: Tract 1
14. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power & Light Company
Recorded: November 9, 1945
Instrument No.: 185547
Book: 71 of Deeds, Page: 218
Affects: Tract 1
15. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: State of Washington
Recorded: May 13, 1965
Instrument No.: 321041
Affects: Tract 1
16. Relinquishment of right of access to state highway and of light, view and air under terms of deeds to the State of Washington recorded May 13, 1965, and March 7, 1966, under Kittitas County Auditor's File Nos. 321041, 321042 and 328086.
Affects: Tract 1
17. Terms and conditions of Quit Claim Deed recorded March 7, 1966, in Book 121 of Deeds, page 519, under Kittitas County Auditor's File No. 328086, executed by West Side Irrigating Company, a Washington corporation, to the State of Washington.
Affects: Tract 1

18. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands condemned by proceedings filed February 1, 1966, under U.S. District Court, Eastern District of Washington, Cause No. 2130,
By: State of Washington.

Terms and conditions of Declaration of Taking, Civil No. 2130, filed in the U.S. District Court, Eastern District of Washington, September 23, 1965, entitled United States of America vs. Hazel Dunnington, et al, and unknown owners.

Affects: Tract 2 and other land

19. Effect, if any, of an untitled document,
Recorded: June 30, 2006
Instrument No.: 200606300044
Affects: Tract 2 and other land

20. A pending court action:
Plaintiff: Ellison Thorp Property, LLC, a Washington limited liability company; Ellison Thorp Property II, LLC, a Washington limited liability company; and Warren Eugene Brain, a married man as to his separate estate
Defendant: Susan K. Baird, as her separate estate; Julie Breckenridge, as her separate estate; the heirs and devisees of Phyllis Baird, deceased; George C. Brain, successor trustee of The Living Trust of Floyd S. Baird; SKB Family, LLC, a Washington limited liability company; Chmelik, Sitkin & Davis, P.S., a Washington professional service corporation; John and Jane Does 1 to 50; and all those claiming by and through the above-named defendants
Court: Kittitas County Superior Court
Case No.: 08-2-00648-7
Nature of Action: Complaint for Partition of Real Property, under complaint filed
Recorded: October 1, 2008
Affects: Tract 2 and other land

21. 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 May 16, 2008, under Kittitas County Auditor's File No. 200805160046.
In favor of: AT&T Corp. and AT&T Communications - East, Inc. (formerly AT&T Communications, Inc.)
For: The right to operate, maintain, upgrade and expand its existing cable, as well as to install new conduits and fiber or replacement technology within the easement
Affects: A strip of land sixteen and one-half feet (16 ½') in width affecting said premises and other land

Additional parcels added to said easement by Supplemental Notice filed October 19, 2009 under Auditor's File No. 200910190016.

22. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$35,528.81
Mortgagor: Ellison Thorp Property, LLC, a Washington Limited Liability Company and Ellison Thorp Property II, LLC, a Washington Limited Liability Company
Mortgagee: Mark Siks, a married man as to his separate estate; David Dunnington; and Connie Dunnington
Recorded: April 10, 2012
Instrument No.: 201204100005
Affects: Tract 2 and other land

23. Any right, title and interest, if any, of Ellison Thorp Property, LLC
As disclosed by: Mortgage
Recorded: April 10, 2012
Instrument No.: 201204100005
24. The effect, if any, of Partial Satisfaction of Mortgage recorded July 27, 2015 under Auditor's File No. 201507270045.

Said Partial Satisfaction of Mortgage was signed by the mortgagors instead of the mortgagees.
25. This Guarantee makes no assurances, nor makes any representation as to future insurability against lack of access to and from the described Land.

END OF EXCEPTIONS

Notes:

1. 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: Ptn S Half SE Quarter Section 11, Township 18N, Range 17E, W.M. and ptn NE Quarter Section 14, Township 18N, Range 17E, W.M.
2. Any map or sketch enclosed as an attachment herewith is furnished for informational 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

EXHIBIT 'A'

File No. 636094AM

TRACT 1:

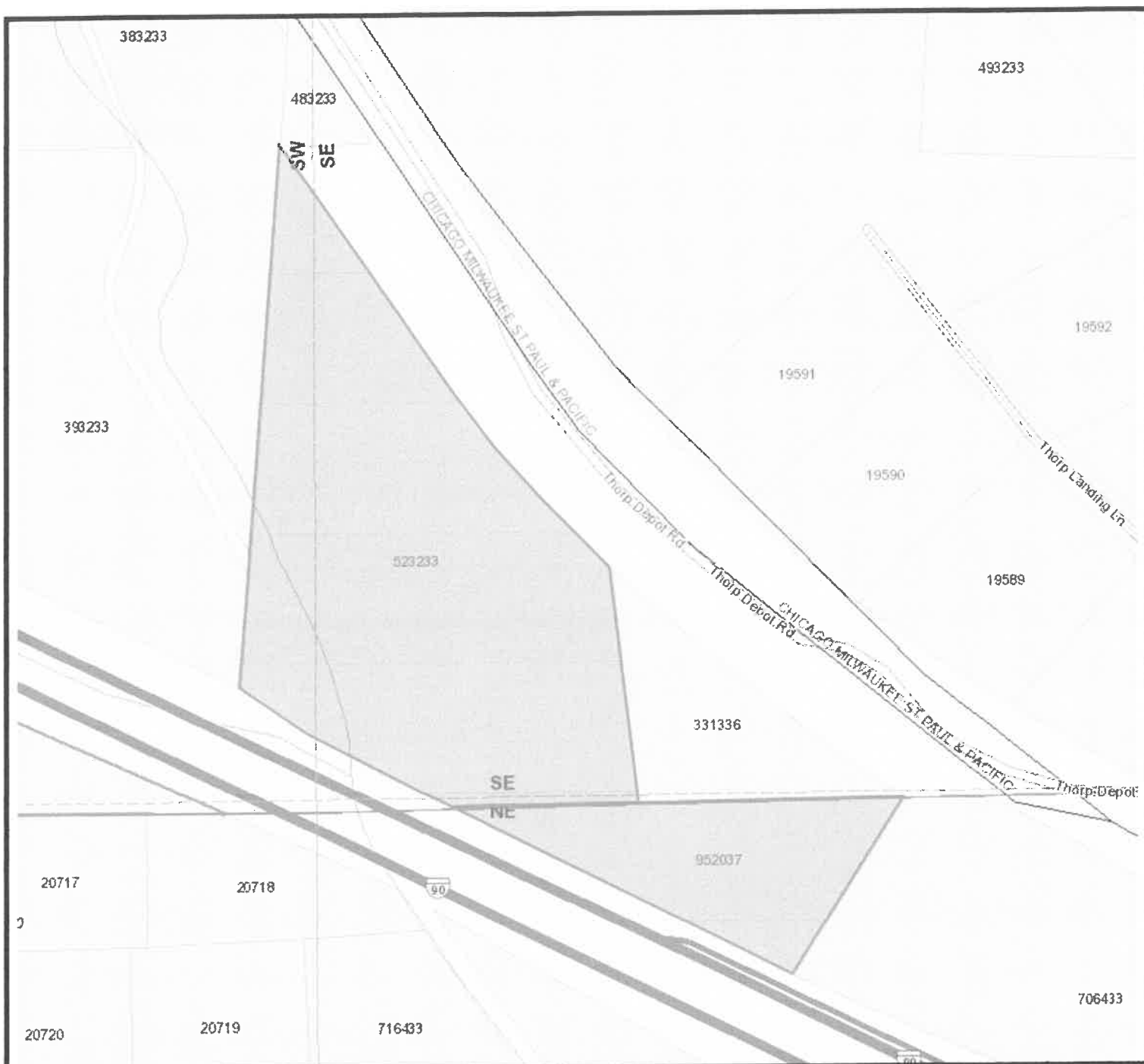
That portion of the South Half of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., records of Kittitas County, State of Washington, which lies South and West of the Southwest boundary line of the right of way of the Chicago, Milwaukee, and St. Paul Railway Company and Westerly of the following described line:

Beginning at the Southeast corner of said South Half of the Southeast Quarter; thence North 89°44'41" West, along the South boundary of said South Half of the Southeast Quarter, 1,750.46 feet to the true point of beginning of said line; thence North 07°52'37" East, 401.76 feet, more or less, to the Southwesterly right of way boundary of the Chicago, Milwaukee, and St. Paul Railway Company and the terminus of said line.

TRACT 2:

That portion of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington which lies North and East of the Northerly right of way of I-90 and West of the most Westerly portion of the following described parcel:

Beginning at the corner common to Sections 11, 12, 13, and 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;
Thence North 89°43'34" West 1,188.75 feet to the true point of beginning;
Thence South 26°26'15" West 444.48 feet;
Thence South 67°08'20" East 1,202.34 feet;
Thence North 87°58'16" East 113.75 feet;
Thence North 39°23'00" West 876.95 feet;
Thence North 59°15'45" West 357.07 feet;
Thence North 89°43'34" West 160.35 feet, and returning to the true point of beginning.



**NA W Depot Rd
Thorp, WA 98946**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF