

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48601844

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: December 17, 2024

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509) 925-1477

Steven Dougherty

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature of President]

President

ATTEST

[Signature of Secretary]

Secretary

Subdivision Guarantee Policy Number: 72156-48601844

SUBDIVISION GUARANTEE

Order No.: 661590AM
Guarantee No.: 72156-48601844
Dated: December 17, 2024 at 7:30 A.M.

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

Your Reference:

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:

Harrel Ellison LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 661590AM
Policy No: 72156-48601844

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: \$117.60
Tax ID #: [756433](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$58.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$58.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$291.84
Tax ID #: [776433](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$145.92
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$145.92
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

7. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.
8. 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.

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound 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: January 17, 1933
Instrument No.: [111299](#)
Book 52 of Deeds, Page 522
Affects: Portion of the Northeast Quarter of the Northeast Quarter of said Section
10. 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.

11. 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.
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 2, 1981
Book: 9 of Surveys Page: 36
Instrument No.: [455986](#)
Matters shown:
 - a) Irrigation easement twenty feet (20') in width adjoining the Southerly right-of-way boundary of SR-90 (I-90);
 - b) Existing right-of-way fence on a portion of said premises lying South of SR-90 (I-90);
 - c) 30' easement
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 11, 1982
Book: 9 of Surveys Page: 79
Instrument No.: [458265](#)
Matters shown:
 - a) Easement "A" (Surface access for underground gas tanks;
 - b) Easement "B" (Temporary access easement);
 - c) Location of fence lines in relation to perimeter boundaries;
 - d) 20' permanent easement
 - e) 10' permanent easement
 - f) Location of creek (seasonal)
 - g) Location of electrical easement
 - h) Location of irrigation ditch (seasonal)
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, Inc., a Washington Corporation
Purpose: Ingress, egress and utilities
Recorded: February 26, 1982
Instrument No.: [459313](#)
Book 162, Page 264
Affects: A portion of said premises
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington Corporation
Purpose: Ingress and egress
Recorded: November 17, 1989
Instrument No.: [525202](#)
Affects: A portion of said premises
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 13, 1992
Book: 18 of Surveys Page: 128
Instrument No.: [547276](#)
Matters shown:
 - a) Easement "A"
 - b) 20' irrigation easement
 - c) Location of fence line in relation to boundary

17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 6, 2015
Book: 39 of Surveys Page: 119 and 120
Instrument No.: [201502060001](#)
Matters shown:
 - a) Location of fence lines in relation to boundaries
 - b) Notes contained thereon
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 25, 2015
Book: 39 of Surveys Page: 123 and 124
Instrument No.: [201502250013](#)
Matters shown:
 - a) Location of fence lines in relation to boundaries
 - b) Easements shown thereon
 - c) Notes contained thereon
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 4, 2015
Book: 39 of Surveys Page: 126 through 128
Instrument No.: [201503040020](#)
Matters shown:
 - a) Location of fence lines in relation to boundaries
 - b) Easements shown thereon
 - c) Ditches shown thereon
 - d) Notes contained thereon
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Between: Warren Eugene Brain, as his separate estate, S.K.B. Family, LLC, Ellison Thorp Property LLC, a Washington Limited Liability Company, and Susan K. Baird, as her separate estate, Ellison Thorp Property LLC, and Harrell Ellison LLC
Recorded: March 13, 2015
Instrument No.: [201503130046](#)
Affects: A portion of said premises

END OF EXCEPTIONS

Notes:

- a) 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 39 of Surveys, pgs 126-128, ptn of the NE Quarter of Section 14, Township 18 N, Range 17 E, W.M.
- b) 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. 661590AM

Parcel A of that certain Survey as recorded March 4, 2015, in Book 39 of Surveys, pages 126 through 128, under Auditor's File No. [201503040020](#), records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.



**UKA
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.