

**CHICAGO TITLE INSURANCE COMPANY**

RECEIVED  
JAN 23 2026

**GUARANTEE**  
**Guarantee Number 7251247-235308859**

**Kittitas County CDS**

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 ASSUANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: November 25, 2025

**CHICAGO TITLE INSURANCE COMPANY**

**CHICAGO TITLE INSURANCE COMPANY**

Countersigned By:

*Hannah Hall*  
Authorized Signatory



By: *[Signature]* President  
ATTEST *[Signature]* Secretary

## SCHEDULE A

Your Reference:

Our No. 1038872  
Guarantee No. 7251247-235308859  
Liability: \$1,000.00  
Fee: \$350.00  
Sales Tax: \$29.05



Kittitas County CDS

1. Name of Assured: Cruse & Associates
2. Date of Guarantee: 17th day of November, 2025 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, 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:

William R. Fields, Jr., and Adrienne R. Fields, husband and wife

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: 2025  
Tax Type: County  
Total Annual Tax: \$3,284.03  
Tax ID #: 745933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,642.02  
First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$1,642.01  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$4,970.58  
Tax ID #: 685933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,485.29  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$2,485.29  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$129.90  
Tax ID #: 675933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$64.95  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$64.95  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

7. Deeds from Northern Pacific Railroad Co., including the terms and provisions thereof,  
Recorded: November 11, 1892 and August 9, 1901  
Instrument No.: [Book P of Deeds, Page 377](#) and [Book 4 of Deeds, page 58](#)

As follows:

"Upon the express condition that the said party of the third part, his heirs or assigns, on receiving notice so to do from the said party of the first part, shall erect a good and substantial fence, sufficient to turn stock and to comply with the requirements of law, on the line or lines between any part of said described premises and the lands reserved to said party of the first part for right of way or other railroad purposes as aforesaid, and that thereafter the said party of the third part, his heirs and assigns, shall forever maintain such fence or fences in a good and substantial manner, and sufficient for the purposes aforesaid."

8. 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: Electric transmission and distribution line  
Recorded: September 1, 1955  
Instrument No.: [252626](#)  
Book 96, Page 312  
Affects: Portion of said premises and other land
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: Ivan O. Hutchinson and Mildred Hutchinson, husband and wife, and their children  
Purpose: License for use of roadway for access to property abutting on the North and West of the heretofore described property; said easement shall run over and across the most Northwesterly 60 feet of the above described property; commencing at the Northwesterly corner and following a line parallel with the Northern Pacific Railroad right of way; said license shall continue so long as the grantors or the grantors children own said adjoining land.  
Recorded: March 8, 1977  
Instrument No.: [411459](#)  
Affects: A portion of said premises
10. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Mill Creek, if it is navigable.

11. Any question of location, boundary or area related to the Mill Creek, including, but not limited to, any past or future changes in it.
12. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
13. Any adverse claim for discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.

**Notes:**

- A. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of Land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

- B. 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 NE NW and ptn NW NE Section 11, Township 18N, Range 17E, W.M.
- C. All documents recorded after December 31, 1996 must comply with the "Document Standardization Bill", a summary of which is available on request. Failure to comply with the bill will result in the County Auditor refusing to record document(s) without a specialized cover sheet and an extra \$50.00 recording fee.

**Format:**

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page. Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information must appear on the first page:

Title or title of document. If assignment or reconveyance reference to auditor's file number of subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any. Abbreviated legal description (lot, block, plat name or section, township, range and quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left.

- D. Additional Requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the company.
- E. 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.

F. 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).

EXHIBIT 'A'

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File No. 1038872

Parcel 1:

That portion of the Northwest Quarter of the Northeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows, which lies Southerly of the centerline of Mill Creek;

Beginning at the Northeast corner of said quarter of quarter section; thence South 5°13' West 633.6 feet more or less, to the Northeasterly right of way of the Northern Pacific Railroad; thence North 49° West along said right of way 1,083 feet, more or less to the North line of said quarter of quarter section; thence East along said North line, 670 feet, more or less, to the point of beginning.

Parcel 2:

That portion of the Northeast Quarter of the Northeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at the Northwest Corner of said quarter of quarter section and running thence South 10 chains 33 links;  
Thence South 47°17' East 2 chains 55 links;  
Thence North 42°43' East 2 chains 25 links;  
Thence North 9°15' East 5 chains 40 links;  
Thence North 16°45' West 5 chains 30 1/2 (30.5) links;  
Thence West 2 chains 75 links to the point of beginning;

ALSO that portion of the Northwest Quarter of the Northeast Quarter of said section which is described as follows:

A tract of land bounded by a line beginning at the Northeast Corner of said quarter of quarter section and running thence South 718 feet to the Northerly boundary line of the right of way of the Northern Pacific Railway Company;  
Thence North 49° West along said boundary line 88 feet;  
Thence North 5°13' East 663.6 feet to the point of beginning;

EXCEPT right of way of public roads.

Kittitas County CDS