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Kittitas County CDS

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48652142

## 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.

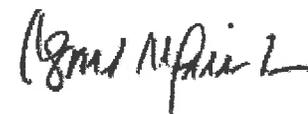
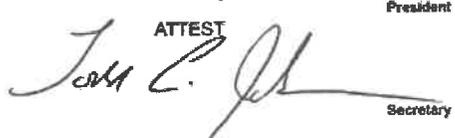
Dated: March 20, 2025

Issued by:

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

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: 72156-48652142

(SCHEDULE B)

Order No: 673569AM  
Policy No: 72156-48652142

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: \$3,839.38  
Tax ID #: 694934  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,919.69  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$1,919.69  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025

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.

Subdivision Guarantee Policy Number: 72156-48652142

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: John H. Wippel  
Purpose: Irrigation ditch  
Recorded: December 9, 1904  
[Book 10 of Deeds, Page 376](#)
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: Pacific Northwest Pipeline Corporation, a corporation  
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof  
Recorded: September 21, 1956  
[Book 98 of Deeds, Page 525](#)
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 11, 2000  
Book: Page:  
Instrument No.: [200012110033](#)  
Matters shown:
  - a) Location of fencelines in relation to property boundaries;
  - b) Location of creek;
  - c) Notes as contained thereon.
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Margaret E Paul, her heirs and assigns  
Recorded: March 31, 2003  
Instrument No.: [200303310093](#)
12. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: January 30, 2006  
Instrument No.: [200601300048](#)
13. The Land described in this commitment/policy shall not be deemed to include any house trailer or mobile home standing on the Land.
14. 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 Coleman Creek, if it is navigable.
15. Any question of location, boundary or area related to the Coleman Creek, including, but not limited to, any past or future changes in it.
16. 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.

**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 1, Book 25 of Surveys, pgs 180-184, being ptn NW Quarter of Section 34, Township 18N, Range 19E, 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).

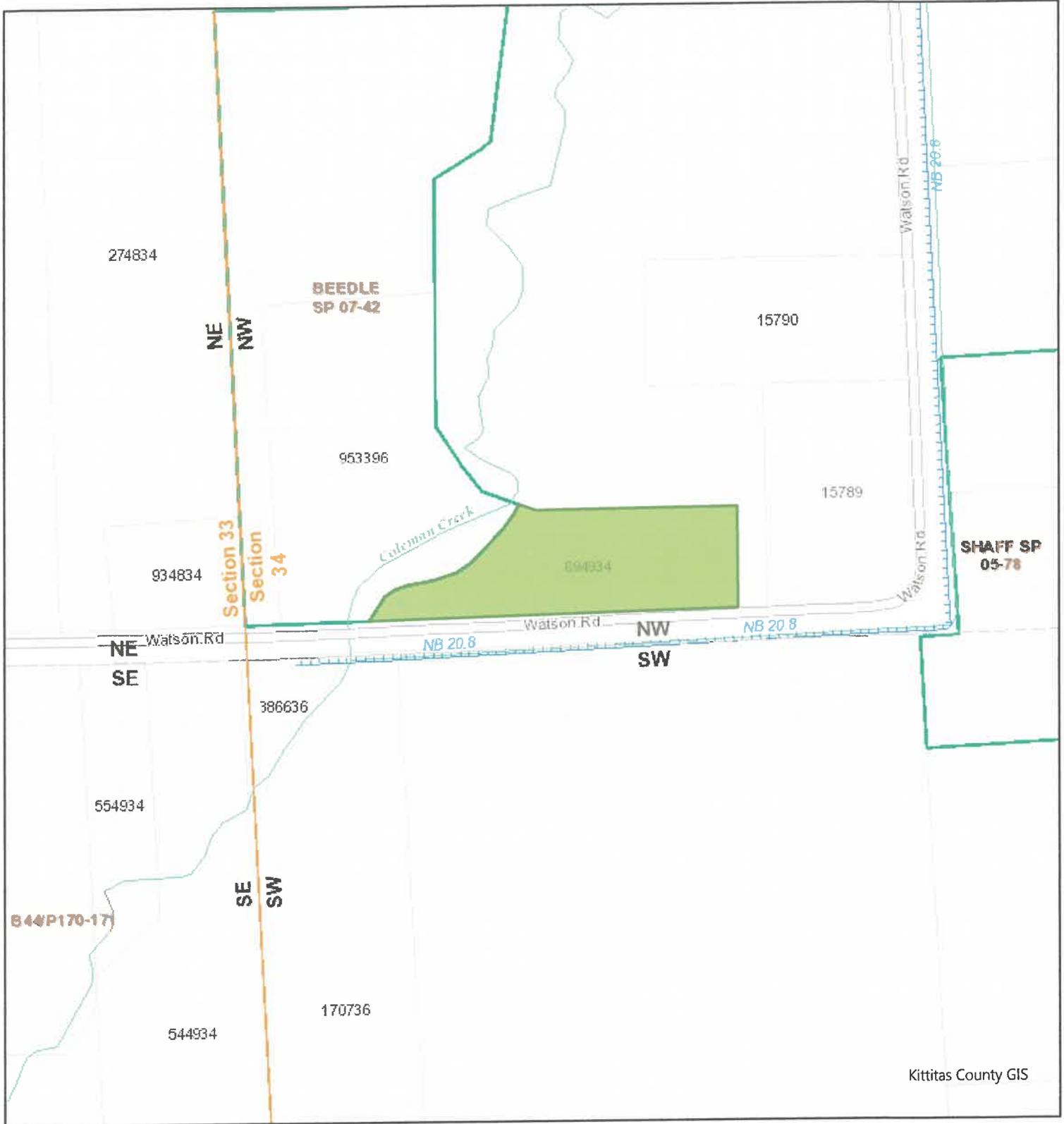
**END OF GUARANTEE**

**EXHIBIT 'A'**

File No. 673569AM

Parcel 1 of that certain Survey as recorded December 11, 2000, in Book 25 of Surveys, pages 180 through 184, under Auditor's File No. 2000012110033, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 34, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

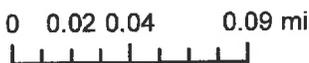
# Kittitas County COMPAS Map



Kittitas County GIS

Date: 3/25/2025

1 inch equals 376 feet



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