

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE

Guarantee Number 72156-236313803

**KITTITAS CO CDS
RECEIVED
08/03/2026**

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: May 22, 2026

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Steven Dougherty
Authorized Signatory



By:

(Signature)

President

ATTEST

(Signature)

Secretary

SCHEDULE A

Your Reference:

Our No. 1083769
Guarantee No. 72156-236313803
Liability: \$1,000.00
Fee: \$350.00
Sales Tax: \$30.10

1. Name of Assured: Cruse & Associates
2. Date of Guarantee: 28th day of April, 2026 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:

John Schultz, also shown of record as John F. Schultz, a married man presumptively subject to the community interest of Tina Schultz, his spouse

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1083769
Policy No: 72156-236313803

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. 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: 2026
Tax Type: County
Total Annual Tax: \$1,246.51
Tax ID #: 847834
Taxing Entity: Kittitas County Treasurer
First Installment: \$623.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$623.25
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

5. 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.

6. Liens, levies and assessments of the Ellensburg Ranches Owner's Association.
7. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas Reclamation District
Purpose: For a roadway, to be used in the construction, operation and maintenance of the North Branch Irrigation Canal of the Kittitas Reclamation District
[Book 46 of Deeds, Page 69](#)
Affects: The Southwest Quarter of Section 26 and the North Half of Section 35
8. The provisions contained in Deed to the Kittitas Reclamation District,
Recorded: December 9, 1927, in [Book 46 of Deeds, page 70](#)
As follows:
The Grantor herewith acknowledges full satisfaction for all damages and claims to all its lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by Grantee, its successors or assigns, over and upon the premises herein conveyed.

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: Public Utility District No. 1
Purpose: An electric transmission or distribution line
Recorded: July 18, 1940
Instrument No.: 155295
Affects: An undisclosed portion of Section 26 and other lands. *Not desc.*
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 21, 1977
Book: 4 of Surveys Page: 10 through 14
Instrument No.: 416570 *on map*
Matters shown:
a) 60 foot roadway easement
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Road and utility
Recorded: April 18, 1978
Instrument No.: 421737 *on map*
Affects: Various portions of said premises in strips of lands, sixty feet, all as shown on Survey, recorded in Book 4 of Surveys, pages 10 through 14
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress and for the installation of and maintenance of utilities and drainage. Additionally a 10 foot easement is hereby reserved for like purposes along the West line of tracts 8, 24, 25 and 30 and along the South line of tract 6-C and along the East line of tracts 7, 9, 10 and 14, inclusive.
Recorded: December 13, 1978
Instrument No.: 428659 *Hard to read but think it includes Tract 18?*
Book 108, Page 648 *Add note*
Affects: Portion said premises
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress, and maintenance of utilities and drainage
Recorded: September 5, 1979
Instrument No.: 425990 *Same as above ex 12*
Affects: A strip of land 5 feet in width parallel and adjacent to all tract lines is here
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: The purpose of ingress and egress and for the installation of and maintenance of utilities and drainage
Recorded: November 9, 1987
Instrument No.: 509009 *Same as ex 12*

Affects: A strip of land, five feet in width, parallel with and adjacent to, all tract lines is hereby established
15. By-Laws of Ellensburg Ranches Owners Association, a Non-Profit Corporation, 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: October 15, 1991
Instrument No.: 543898 *Not mappable*

16. Agreement and the terms and conditions contained therein

Between: Larry Rhoden and Peggy Rhoden, husband and wife; and Shane Rhoden and Heidi Rhoden, husband and wife

And: Ellensburg Ranches Owner's Association, a Washington non-profit corporation

Purpose: Release from obligations and benefits of Ellensburg Ranches Owner's Association

Recorded: January 13, 1995

Instrument No.: [578472](#) Not mappable

Amended By Laws of the Ellensburg Ranches Owners Association

Recorded: March 7, 2006

Instrument No.: [200603070029](#)

17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: December 4, 2015

Book: 40 of Surveys Page: 30

Instrument No.: [201512040031](#)

Matters shown:

- a) Fencelines in relation to boundaries
- b) Kittitas Reclamation District canal right of way
- c) Easements thereon
- d) Gravel road shown thereon
- e) Notes thereon

18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: December 5, 2022

Book: 45 of Surveys Page: 69

Instrument No.: [202212050005](#)

Matters shown:

- a) Easements thereon
- b) Fencelines in relation to boundaries
- c) Gap between described boundary and platted lot boundary as shown thereon
- d) Canals and KRD Laterals shown thereon
- e) Notes thereon

19. Any adverse claim for discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, as to that portion of said premises lying within Section 25, if any, as disclosed by various surveys of record and the Kittitas County Assessor's maps.

END OF EXCEPTIONS

EXHIBIT 'A'

File No. 1083769

Parcel B of that certain Survey recorded December 5, 2022, in Book 45 of Surveys at page 69, under Auditor's File No. [202212050005](#), records of Kittitas County, Washington; being a portion of the South Half of Section 26, and the Northeast Quarter of Section 35, all in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.