

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739083

UPDATED 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: June 22, 2022


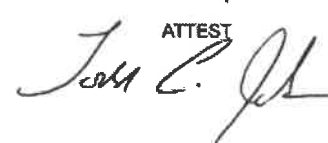
Issued by:

AmeriTitle, LLC
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
ATTEST 
President Secretary

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

Subdivision Guarantee Policy Number: 72156-47739083

21098
JUN 24 2022

UPDATED SUBDIVISION GUARANTEE

Order No.: 493060AM
Guarantee No.: 72156-47739083
Dated: June 22, 2022

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: 141 Boulder Creek Rd, Cle Elum, WA 98922

Assured: Mark Jones

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:

TRACT 1:

That portion of Section 1, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which is a portion of "JUMBO" PLACER CLAIM and which is bounded by a line described as follows:

Beginning at Corner No. 1 of "JUMBO" PLACER CLAIM, from whence the standard South Quarter of Section 36, Township 21 North, Range 17 East bears North 16°44'41" West, 1438.45 feet distant; thence South 846.51 feet to Corner No. 2; thence West 920 feet to Corner No. 3; thence North 846.51 feet to Corner No. 4; thence South along West line of said "JUMBO" PLACER CLAIM 243.51 feet to point of beginning; thence South 400 feet; thence East 218 feet; thence North 400 feet; thence West 218 feet to point of beginning.

TRACT 2:

Portions of Jumbo and Fourth of July Mining Claims:

A portion of the Northwest Quarter of Section 1, Township 20 North, Range 17 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the South Quarter corner of Section 36;
Thence South 16°44'41" West, 1,434.09 feet;
Thence South 00°23'20" East, 319.89 feet to the true point of beginning;
Thence North 53°49'00" West, 897.62 feet to the Southeast right-of-way of Forest Service
right of way dated April 9, 1968, for Williams Creek Road #2102;
Thence South 36°11'00" West along the right of way of Forest Service road, 10 feet;
Thence on a curve to the right along the right of way a radius of 330 feet an arc distance
of 94.59 feet;
Thence South 00°34'10" East, 140.34 feet;
Thence South 89°35'11" West, 127.90 feet;
Thence South 00°44'08" East, 247.07 feet;
Thence North 89°18'38" East, 218.06 feet;
Thence South 00°34'34" East, 401.34 feet;
Thence South 89°38'48" West, 217.34 feet;
Thence South 00°14'22" East, 199.83 feet;
Thence North 89°30'36" East, 917.70 feet;
Thence North 00°23'20" West, 525.84 feet to the true point of beginning;

EXCEPTING that portion lying Northerly of Williams Creek.

Title to said real property is vested in:

Mark K. Jones, as his separate estate, as to Tract 1, Larry A. Smith and Anna L. Smith,
husband and wife, as to Tract 2

END OF SCHEDULE A

(SCHEDULE B)

Order No: 493060AM
Policy No: 72156-47739083

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: 2022
Tax Type: County
Total Annual Tax: \$2,860.57
Tax ID #: 413733
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,430.29
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,430.28
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

Subdivision Guarantee Policy Number: 72156-47739083

7. General taxes and assessments for the year 2022, payable after February 15, 2022, which become delinquent after April 30, 2022, if the first half not paid, reflecting an exemption, as allowed under Chapter 182, Laws of 1974, 1st Ex. Session and subsequent amendments thereto.

	Full year	First Half (Paid)	Second Half (Paid)
Amount:	\$2,490.00	\$1,245.00	\$1,245.00
Tax No:	443733		

NOTE: General Taxes and Assessments for the year 2022 without regard to the exemption \$3,450.31.

NOTE: Any sale of said premises or death of the exempt taxpayer during the calendar year 2022 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser of the heirs than the foregoing amount.

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 W 5th St., Ste. 102
Ellensburg, WA 98926
(509) 962-7535

8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$315.60
Tax ID #: 962356
Taxing Entity: Kittitas County Treasurer
First Installment: \$157.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$157.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

9. Conditions and Stipulations as contained in Patent, including the terms and provisions thereof, recorded May 16, 1921, Book V, Page 392, Kittitas County Deed Records, as follows:

"FIRST. That the grant hereby made is restricted in its exterior limits to the boundaries of the said mining premises, and to any veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits, which may have been discovered within said limits subsequent to and which were not known to exist on July 31, 1918."

"SECOND. That should any vein or lode of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits, be claimed or known to exist within the above-described premises at said last named date, the same is expressly excepted and excluded from these presents."

"THIRD. That the premises hereby conveyed may be entered by the proprietor of any vein or lode of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits, for the purpose of extracting and removing the ore from such vein or lode, should the same or any part thereof be found to penetrate, intersect, pass through, or dip into the mining ground or premises hereby granted."

"FOURTH. That the premises hereby conveyed shall be held subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local laws, customs and decisions of the courts. And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: U.S. Forest Service
Purpose: Road Easement known as Project #2102 Williams Creek Road
Recorded: April 11, 1968
Instrument No.: 346109
Affects: A portion of said premises
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: George L. Johnson and Jane C. Johnson, his wife
Purpose: Roadway and utility purposes and for uses incidental thereto
Recorded: November 20, 1973
Instrument No.: 386317
Book 44, Page 713
Affects: A portion of said premises
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 19, 1973
Book: 1 of Surveys Page: 10
Instrument No.: 386835
Matters shown:
a) Location of fence line in relation to property boundary
b) Road #2102A across the Southwest corner of said property;
c) Power pole in Northeast corner of said property.

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, egress and utilities
Recorded: June 30, 1976
Instrument No.: 405869
Affects: A portion of said premises
14. Agreement for Purchase of Power, including the terms and provisions thereof,
Recorded: September 29, 1994
Instrument No.: 575498
Between: Public Utility District No. 1 of Kittitas County, a Washington Corporation
And: Larry Smith
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: Public Utility District No. 1 of Kittitas County
Purpose: Right of way
Recorded: September 29, 1994
Instrument No.: 575507
Affects: A portion of said premises
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Larry A. Smith and Anna L. Smith, husband and wife
Purpose: Declaration of Easements and Maintenance Agreement
Recorded: September 23, 2005
Instrument No.: 200509230002
Affects: A portion of said premises
17. The right of the United States of America, acting through the U.S. Forest Service or any of its agencies, to regulate or limit the right of access to and from said premises.
18. 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 Williams Creek, if it is navigable.
19. Any question of location, boundary or area related to the Williams Creek, including, but not limited to, any past or future changes in it.
20. 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.
21. Any claim that a vein or lode, together with 25 feet in width in surface on each side thereof, remains public domain and may be located (or has been located) by an adverse claimant.
22. Underground or extralateral rights claimed as belonging to other mining claims.

END OF EXCEPTIONS

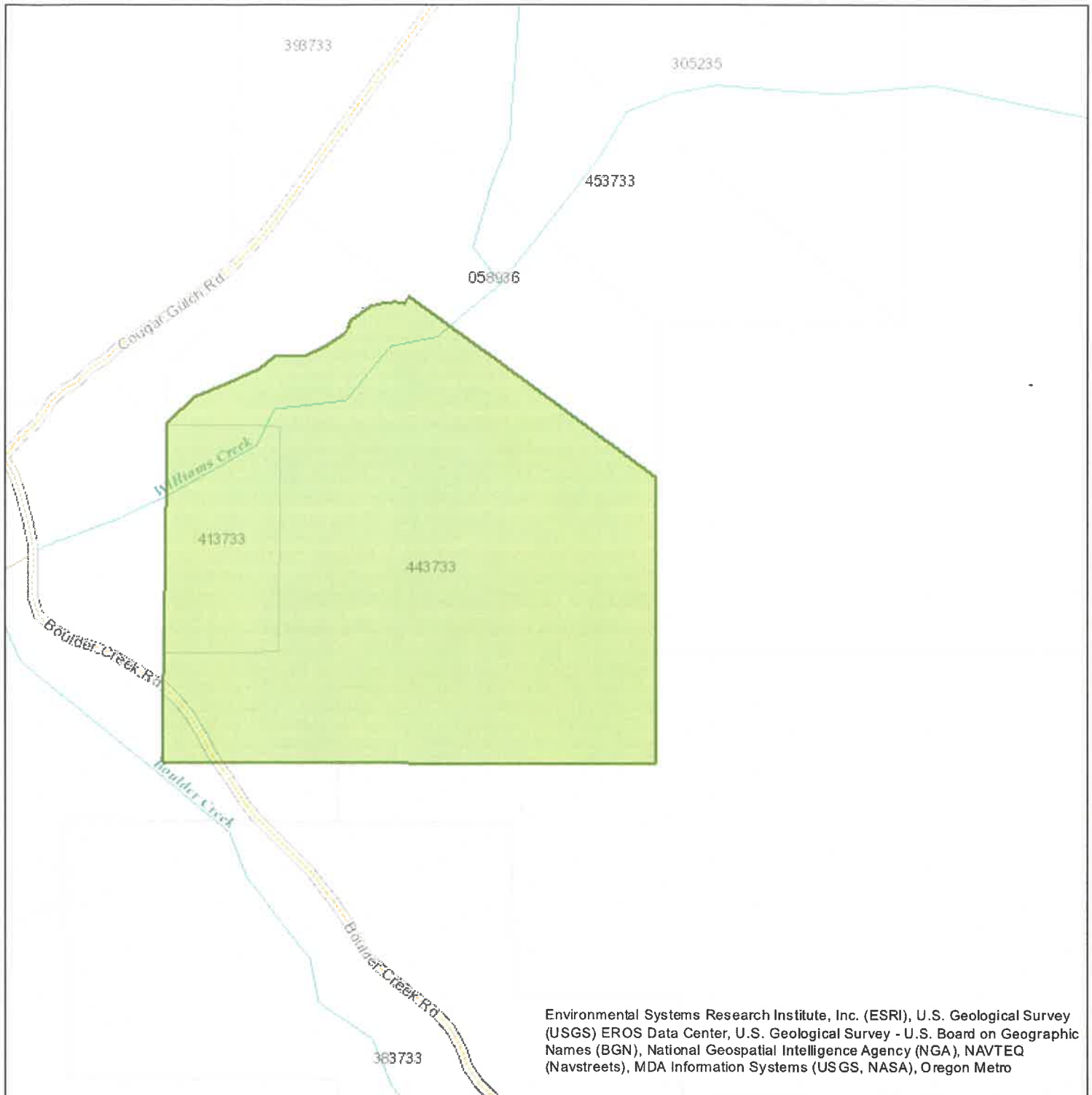
Notes:

- a. 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.
- 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: Ptns of Section 1, Township 20 N, Range 17 E, W.M., ptn of "JUMBO" PLACER CLAIM and ptn of 4th of July Mining Claims

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

141 and 143 Boulder Creek Rd Cle Elum



Date: 9/8/2021

1 inch = 376 feet
Relative Scale 1:4,514

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

