

**CHICAGO TITLE INSURANCE COMPANY**

**RECEIVED**  
SEP 26 2022  
Kittitas County CDS

**Policy No. 72156-47863246**

**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: September 19, 2022 at 7:30 a.m.

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

CHICAGO TITLE INSURANCE COMPANY



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

*Hannah Hall*  
Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-47863246

## UPDATED SUBDIVISION GUARANTEE

Order No.: 522783AM  
Guarantee No.: 72156-47863246  
Dated: September 19, 2022 at 7:30 a.m.

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

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:

Parcels 1 and 2 of that certain Survey as recorded April 6, 2022, in Book 44 of Surveys, page 170, under Auditor's File No. 202204060009, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 33, Township 18 North, Range 19 East, W.M. in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Joseph Daniel Ritchie and Lieu Thuy T. Hoang, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 522783AM  
Policy No: 72156-47863246

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: \$2,880.95  
Tax ID #: 474934  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,440.48  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$1,440.47  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2022

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7. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$26.00  
Tax ID #: 504934  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$26.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2022
  8. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No.: 474934  
  
Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.
  9. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents of existing real estate contracts), please be aware of the following:  
  
This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
  10. 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.
  11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Between: Josphine T Wippel and J.H. Wippel, her husband and Thomas Cody  
Purpose: Irrigation ditch  
Recorded: February 16, 1907  
Book [2 of Water Rights, Page 345](#)
  12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: July 13, 1910  
Book [19 of Deeds, Page 630](#)
  13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: January 11, 1995
- Subdivision Guarantee Policy Number: 72156-47863246

Book: 20 of Surveys Page: 188

Instrument No.: [578384](#)

Matters shown:

a) Location of Easement Q

14. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$330,000.00  
Trustor/Grantor: Joseph Daniel Ritchie and Lieu Thuy T. Hoang, husband and wife  
Trustee: Solidifi Title Agency, LLC  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for FirstBank  
Dated: March 9, 2021  
Recorded: March 12, 2021  
Instrument No.: [202103120001](#)
15. 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.
16. Any question of location, boundary or area related to the Coleman Creek, including, but not limited to, any past or future changes in it.
17. 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.
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 6, 2022  
Book: 44 Page: 170  
Instrument No.: [202204060009](#)  
Matters shown:  
a) Fencelines in relation to boundaries  
b) Notes thereon

**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  
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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: Parcels 1 & 2, Bk 44, pg 170; being ptn SE Quarter Section 33, Township 18N, Range 19E, W.M.

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**