

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322143

RECEIVED
SEP 15 2023

GUARANTEE

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

Dated: August 16, 2023

Issued by:

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

Laura Woodiwiss

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48322143

CHICAGO TITLE INSURANCE COMPANY



By: *(Signature)*

President

ATTEST
(Signature)
Secretary

SUBDIVISION GUARANTEE

Order No.: 602155AM
Guarantee No.: 72156-48322143
Dated: August 16, 2023 at 7:30 a.m.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

Your Reference: Ware

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:

See attached Exhibit 'A'

Title to said real property is vested in:

John Ware and Jessica Ware, a married couple

END OF SCHEDULE A

(SCHEDULE B)

Order No: 602155AM
Policy No: 72156-48322143

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: 2023
Tax Type: County
Total Annual Tax: \$7,016.17
Tax ID #: 14738
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,508.09
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$3,508.08
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$19.62
Tax ID #: 16310
Taxing Entity: Kittitas County Treasurer
First Installment: \$19.62
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023

Subdivision Guarantee Policy Number: 72156-48322143

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$20.26
Tax ID #: 16313
Taxing Entity: Kittitas County Treasurer
First Installment: \$20.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023

5. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.
Amount : \$35.00 Delinquent
Parcel No. : 14738

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.

6. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale 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.

7. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.
8. 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.

9. Waiver of Damages contained in Deed to Kittitas Reclamation District dated March 1, 1934, recorded April 6, 1934 in Volume 54 of Deeds, page 432, under Auditor's File No. [115611](#) substantially as follows:
The said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto their lands adjacent to the land herein described, by reason of or occasioned by the location, construction, assigns, over and upon the premises herein conveyed.
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.
Recorded: August 16, 1935
Book: 56, Page 46
Instrument No.: [122788](#)
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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: Camm Kede, Inc., a Washington corporation
Purpose: Ingress and egress for repair, maintenance and operation of irrigation pipeline and all other stated purposes
Recorded: January 6, 1989
Instrument No.: [517961](#)
Book 284, Page 633
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Harold D. John a/k/a Dennis John and Amelia A. John a/k/a Millie (Amelia) John.
Recorded: October 22, 1990
Book: 316, Page 427
Instrument No.: [534400](#)
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Dated: January 24, 2000
Prepared by: Cruse & Nelson Professional Land Surveyors
Recorded: January 24, 2000
Book: 24 of Surveys Page: 225-226
Instrument No.: [200001240020](#)
Matters shown:
a) Notes contained thereon
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Dated: February 13, 2001
Prepared by: Cruse & Nelson Professional Land Surveyors
Recorded: February 13, 2001
Book: 25 of Surveys Page: 246-248
Instrument No.: [200102130037](#)
Matters shown:
a) Notes contained thereon
15. Declaration of Non-Exclusive Irrigation Easement, including the terms and provisions thereof,
Recorded: April 3, 2019
Instrument No.: [201904030023](#)
16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$990,000.00
Trustor/Grantor: John Ware and Jessica Ware, a married couple
Trustee: Kittitas Title and Escrow
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Umpqua Bank
Dated: March 12, 2022
Recorded: March 15, 2022
Instrument No.: [202203150072](#)

END OF EXCEPTIONS

Notes:

Note No. 1: 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.

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: Lot B, Book 24 of Surveys, Pages 225 & 226, ptn of Govt Lots 1 and 2, Section 4, Township 16N, Range 20E, W.M. and Parcels 5 & 6, Book 25 of Surveys, Pages 246-248, ptn of Govt Lot 4, Section 3, Township 16N, Range 20E, W.M.

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. 602155AM

Tract 1:

Lot B of that certain Survey as recorded January 24, 2000, in Book 24 of Surveys, Pages 225 and 226, under Auditor's File No. [200001240020](#), records of Kittitas County, Washington; being a portion of Government Lots 1 and 2, Section 4, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

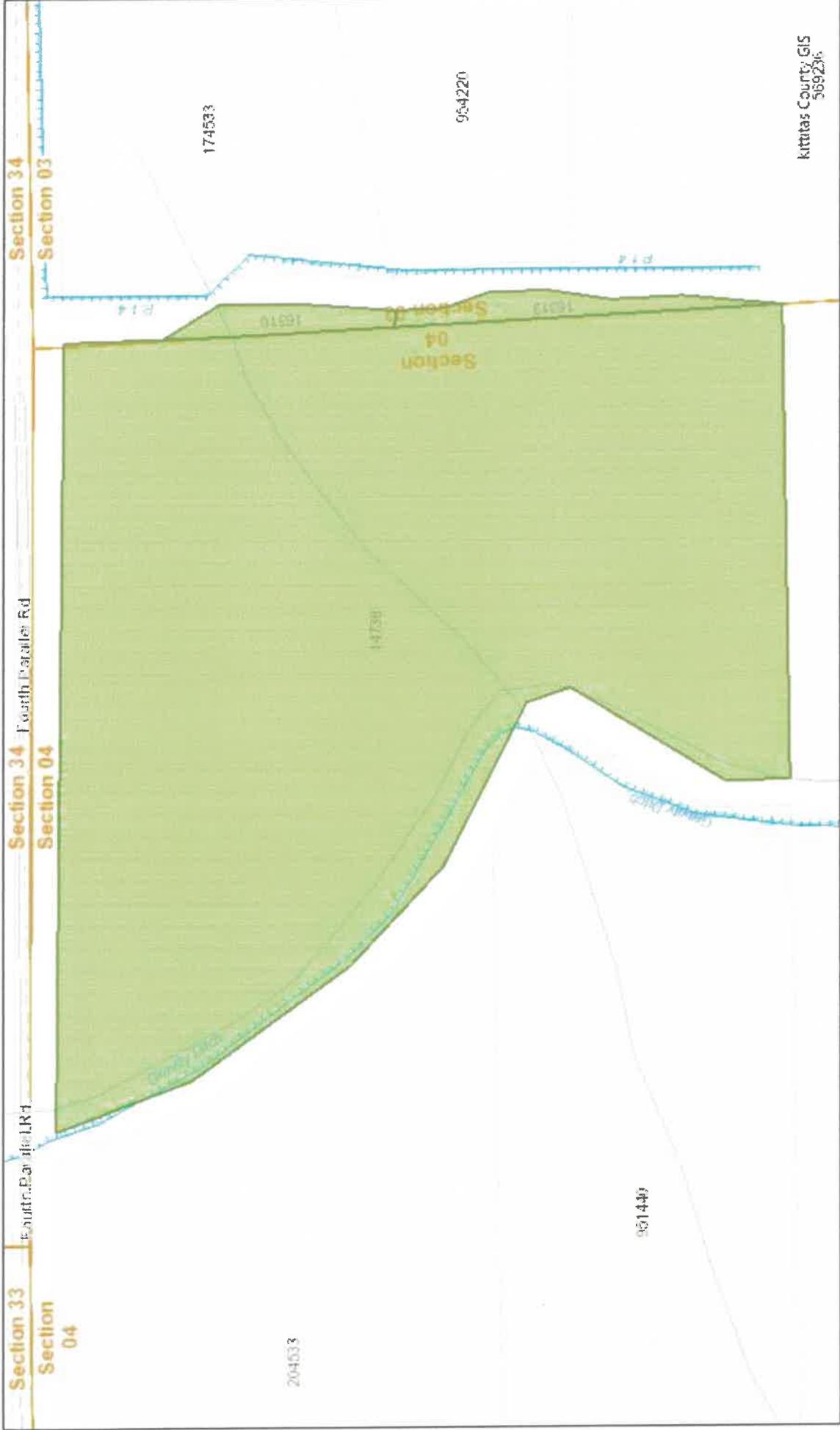
Tract 2:

Parcel 5 of that certain Survey as recorded February 13, 2001, in Book 25 of Surveys, Pages 246, 247 and 248, under Auditor's File No. [200102130037](#), records of Kittitas County, Washington; being a portion of Government Lot 4, Section 3, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Tract 3:

Parcel 6 of that certain Survey as recorded February 13, 2001, in Book 25 of Surveys, Pages 246, 247 and 248, under Auditor's File No. [200102130037](#), records of Kittitas County, Washington; being a portion of Government Lot 4, Section 3, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Ware Properties, Ellensburg, WA



Date: 8/17/2023

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.

1 inch equals 376 feet

