

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474162

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: April 30, 2024

Issued by:

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

Steven Dougherty

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature of President]

President

ATTEST

[Signature of Secretary]

Secretary

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AUG 7 2024

Kittitas County CDS

Subdivision Guarantee Policy Number: 72156-48474162

SUBDIVISION GUARANTEE

Order No.: 631936AM
Guarantee No.: 72156-48474162
Dated: April 30, 2024 at 7:30 A.M.

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

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:

Doss Charles Roberts, a married man, presumptively subject to the community interest of his spouse as to Tract 1;

Doss C. Roberts, a married man, presumptively subject to the community interest of his spouse as to Tract 2;

Brian D. Roberts, a single man as to Tract 3

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48474162

(SCHEDULE B)

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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: 2024
Tax Type: County
Total Annual Tax: \$2,448.92
Tax ID #: 094134
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,224.46
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,224.46
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$868.18
Tax ID #: 274134
Taxing Entity: Kittitas County Treasurer
First Installment: \$434.09
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$434.09
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

7. Agreement and the terms and conditions contained therein
Between: Oliver Fields and Rachel A. Fields
And: William Carpenter
Recorded: June 25, 1912
Instrument No.: [32698](#)
8. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.
Lessor: Bynon E. Roberts and Ann E. Roberts, his wife
Lessee: Shell Oil Company
Recorded: August 25, 1981
Instrument No.: [450632](#)
9. The community interest of the spouse of the vestee named herein at the date of acquiring title under the documents set forth herein. The official records disclose the vestee to be a married person, but do not disclose the name of the spouse.
Vestee: Doss Charles Roberts.
Document: Quit Claim Deed.
Recorded: April 15, 1988.
Instrument No.: [511793](#)

Correction Quit Claim Deed recorded April 14, 1989, under Auditor's File No. [519845](#).

10. The provisions contained in Quit Claim Deed,
Recorded: April 15, 1988,
Instrument No.: [511793](#)

Correction Quit Claim Deed recorded April 14, 1989, under Auditor's File No. [519845](#).
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Bynon E. Roberts and Ann E. Roberts, husband and wife .
Recorded: April 15, 1988
Instrument No.: [511793](#)
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.

Correction Quit Claim Deed recorded April 14, 1989, under Auditor's File No. [519845](#).
12. Subject to the life estate created by instrument, including the terms and provisions thereof,
Recorded: April 15, 1988
Instrument No.: [511793](#)
In favor of: Bynon E. Roberts and Ann E. Roberts, husband and wife

Correction Quit Claim Deed recorded April 14, 1989, under Auditor's File No. [519845](#).
13. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Ellensburg Telephone Company
Recorded: April 30, 1991
Instrument No.: [538922](#)
14. Agreement for Purchase of Power, and the terms and conditions contained therein
Between: Kittitas County PUD, a Washington Corporation
And: Everett Barney
Recorded: August 21, 1990
Instrument No.: [532347](#)
15. Any right, title and interest, if any, of Bynon E. Roberts, Trustee of the Bynon E. Roberts Revocable Living Trust, dated June 27, 1994,
As disclosed by: Quit Claim Deed
Recorded: March 9, 1995
Instrument No.: [579707](#)
16. Effect, if any, of a Quit Claim Deed,
From: Doss Charles Roberts, a married man as his separate estate
To: Bynon E. Roberts, Trustee of the Bynon E. Roberts Revocable Living Trust, dated June 27, 1994
Recorded: March 9, 1995
Instrument No.: [579707](#)
17. Any right, title and interest, if any, of Doss Charles Roberts and Edra Irene Roberts, Trustees of the Roberts Family Revocable Living Trust, dated March 9, 1995,
As disclosed by: Quit Claim Deed
Recorded: July 7, 1995
Instrument No.: [582923](#)
18. Effect, if any, of a Quit Claim Deed,
From: Doss Charles Roberts, as Successor Trustee of the Bynon E. Roberts Revocable Living Trust, dated June 27, 1994, for and on behalf of Bynon E. Roberts, Trustee, deceased
To: Doss Charles Roberts and Edra Irene Roberts, Trustees of the Roberts Family Revocable Living Trust, dated March 9, 1995
Recorded: July 7, 1995
Instrument No.: [582923](#)

19. The possible community property interest of the spouse, if any, of the vestee named herein if such vestee was married at the date of acquiring title under the documents set forth herein. The official records do not disclose the marital status of such person.
Vestee: Doss C. Roberts.
Document: Quit Claim Deed.
Recorded: February 28, 2007.
Instrument No.: [200702280001](#)
- Re-recorded: March 16, 2007
Instrument No.: [200703160018](#)
20. Rights of the State of Washington in and to that portion of the Land, if any, lying in the bed or former bed of the Naneum Creek, if it is navigable.
21. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
22. Rights of the State of Washington in and to that portion of the Land, if any, lying in the beds or former beds of the unnamed creeks and streams, if they are navigable.
23. Any question of location, boundary or area related to the unnamed creeks and streams, including, but not limited to, any past or future changes in them.
24. 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: Ptn Government Lots 1, 2, 3 and 4, Section 4, Township 18N, Range 19E, W.M. and ptn Government Lot 1, Section 5, 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. 631936AM

TRACT 1:

Government Lots 1, 2, 3 and 4, Section 4, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. That portion of Government Lots 1 and 2, Section 4, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at a point approximately 1,010 feet due West of the Northeast corner of said Section 4; thence Southeast $31^{\circ}09'$ for a distance of 436 feet, more or less; thence due West 705 feet, more or less; thence due North for 370 feet, more or less, to the center of Carlson Road; thence due East 480 feet, more or less, to the point of beginning;

2. That portion of the Northwest Quarter of Section 4, Township 18 North, Range 19 East, W.M., which lies within a strip of land, being 60 feet in width, the boundaries of which lie 30 feet on each side of, when measured at right angles to, and parallel with the following described relocated County Road (Thomas Road) right-of-way centerline:

Beginning at the Northwest corner of said Section 4, thence South $88^{\circ}54'27''$ East, a distance of 182.85 feet, more or less, to a point of intersection of tangent line, which point is the True Point of Beginning;

From the True Point of Beginning, thence South $88^{\circ}41'33''$ West, a distance of 1,788.04 feet, more or less, to a point on tangent line, which point is the termination of this description.

3. A portion of Government Lot 3, of Section 4, Township 18 North, Range 19 East, W.M., as shown in the Naneum/Thomas Road Hazard Elimination Right-of-Way plans RC1481 dated 2006, Sheet 4 of 4 filed in Kittitas County Public Works Flat File, 411 North Ruby, Suite 1, Ellensburg, Washington, 98926, more particularly described as follows:

Commencing at the Northwest corner of Section 4, Township 18 North, Range 19 East, W.M., said corner monument a 5/8 inch rebar with a 2 inch aluminum cap marked LS 18092;

Thence North $89^{\circ}09'21''$ East, 1,972.76 feet along the section line to a point on the existing centerline of Thomas Road;

Thence South $00^{\circ}50'39''$ East 20.00 feet to the existing Southeasterly right-of-way of Naneum & Thomas Roads and the True Point of Beginning;

Thence North $89^{\circ}09'21''$ East, 60.79 feet along the existing Southerly right-of-way of Thomas Road;

Thence South $36^{\circ}32'53''$ West, 50.35 feet;

Thence South $00^{\circ}01'36''$ East, 578.82 feet;

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Thence along a tangent curve to the left, having a chord direction South 04°10'18" East, tangent 67.03 feet, radius 924.93 feet, delta angle 08°17'24" and an arc length 133.82 feet to a point on the existing Easterly right-of-way of Naneum Road;

Thence North 08°19'00" West, 306.24 feet along the existing Easterly right-of-way of Naneum Road;

Thence along a tangent curve to the right, having a chord direction North 01°15'27" West, tangent 194.41 feet, radius 1,570.00 feet, delta angle 14°07'05" and an arc length 386.86 feet along the existing Easterly right-of-way of Naneum Road;

Thence North 10°45'59" East, 64.04 feet along the existing right-of-way of Naneum Road to the True Point of Beginning.

4. A portion of Government Lot 3 of Section 4, Township 18 North, Range 19 East, W.M., as shown in the Naneum/Thomas Road Hazard Elimination Right-of-Way plans RC1481 dated 2006, Sheet 4 of 4 filed in Kittitas County Public Works Flat File, 411 North Ruby, Suite 1, Ellensburg, Washington, 98926, more particularly described as follows:

Commencing at the Northwest corner of Section 4, Township 18 North, Range 19 East, W.M., said corner monument a 5/8 inch rebar with a 2 inch aluminum cap marked LS 18092;

Thence North 89°09'21" East, 1,908.14 feet along the section line to a point on the existing centerline of Thomas Road;

Thence South 00°50'39" East, 30.00 feet to the Southwesterly intersection right-of-way of Naneum & Thomas Roads and the True Point of Beginning;

Thence South 46°00'47" East, 49.03 feet;

Thence South 00°01'36" East, 573.39 feet;

Thence along a tangent curve to the left, having a chord direction South 04°10'18" East, tangent 71.38 feet, radius 984.93 feet, delta angle 08°17'24" and an arc length 142.51 feet to a point on the existing Westerly right-of-way of Naneum Road;

Thence North 08°19'00" West, 306.24 feet along the existing Westerly right-of-way of Naneum Road;

Thence along a tangent curve to the right, having a chord direction North 01°16'02" West, tangent 201.84 feet, radius 1,630.00 feet, delta angle 14°07'05" and an arc length 401.64 feet along the existing Westerly right-of-way of Naneum Road;

Thence North 09°02'23" East, 46.48 feet along the existing Westerly right-of-way of Naneum Road and the True Point of Beginning;

5. Right-of-ways of County Roads.

TRACT 2:

A portion of Government Lot 3 of Section 4, Township 18 North, Range 19 East, W.M., as shown in the Naneum/Thomas Road Hazard Elimination Right-of-Way plans RC1481 dated 2006, Sheet 4 of 4 filed in Kittitas County Public Works Flat File, 411 North Ruby, Suite 1, Ellensburg, Washington, 98926, more particularly described as follows:

Commencing at the Northwest corner of Section 4, Township 18 North, Range 19 East, W.M., said corner monument a 5/8 inch rebar with a 2 inch aluminum cap marked LS 18092;

Thence North 89°09'21" East, 1,908.14 feet along the section line to a point on the existing centerline of Thomas Road;

Thence South 00°50'39" East, 30.00 feet to the Southwesterly intersection right-of-way of Naneum & Thomas Roads and the True Point of Beginning;

Thence South 46°00'47" East, 49.03 feet;

Thence South 00°01'36" East, 573.39 feet;

Thence along a tangent curve to the left, having a chord direction South 04°10'18" East, tangent 71.38 feet, radius 984.93 feet, delta angle 08°17'24" and an arc length 142.51 feet to a point on the existing Westerly right-of-way of Naneum Road;

Thence North 08°19'00" West, 306.24 feet along the existing Westerly right-of-way of Naneum Road;

Thence along a tangent curve to the right, having a chord direction North 01°16'02" West, tangent 201.84 feet, radius 1,630.00 feet, delta angle 14°07'05" and an arc length 401.64 feet along the existing Westerly right-of-way of Naneum Road;

Thence North 09°02'23" East, 46.48 feet along the existing Westerly right-of-way of Naneum Road and the True Point of Beginning;

EXCEPTING THEREFROM:

1. That portion of the Northwest Quarter of Section 4, Township 18 North, Range 19 East, W.M., which lies within a strip of land, being 60 feet in width, the boundaries of which lie 30 feet on each side of, when measured at right angles to, and parallel with the following described relocated County Road (Thomas Road) right-of-way centerline:

Beginning at the Northwest corner of said Section 4, thence South 88°54'27" East, a distance of 182.85 feet, more or less, to a point of intersection of tangent line, which point is the True Point of Beginning;

From the True Point of Beginning, thence South 88°41'33" West, a distance of 1,788.04 feet, more or less, to a point on tangent line, which point is the termination of this description.

2. A portion of Government Lot 3, of Section 4, Township 18 North, Range 19 East, W.M., as shown in the Naneum/Thomas Road Hazard Elimination Right-of-Way plans RC1481 dated 2006, Sheet 4 of 4 filed in Kittitas County Public Works Flat File, 411 North Ruby, Suite 1, Ellensburg, Washington, 98926, more particularly described as follows:

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Thence North 89°09'21" East, 1,972.76 feet along the section line to a point on the existing centerline of Thomas Road;

Thence South 00°50'39" East 20.00 feet to the existing Southeasterly right-of-way of Naneum & Thomas Roads and the True Point of Beginning;

Thence North 89°09'21" East, 60.79 feet along the existing Southerly right-of-way of Thomas Road;

Thence South 36°32'53" West, 50.35 feet;

Thence South 00°01'36" East, 578.82 feet;

Thence along a tangent curve to the left, having a chord direction South 04°10'18" East, tangent 67.03 feet, radius 924.93 feet, delta angle 08°17'24" and an arc length 133.82 feet to a point on the existing Easterly right-of-way of Naneum Road;

Thence North 08°19'00" West, 306.24 feet along the existing Easterly right-of-way of Naneum Road;

Thence along a tangent curve to the right, having a chord direction North 01°15'27" West, tangent 194.41 feet, radius 1,570.00 feet, delta angle 14°07'05" and an arc length 386.86 feet along the existing Easterly right-of-way of Naneum Road;

Thence North 10°45'59" East, 64.04 feet along the existing right-of-way of Naneum Road to the True Point of Beginning;

3. Right-of-ways of County Roads.

TRACT 3:

That portion of Government Lot 1, Section 5, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of said Government Lot 1;

Thence South 10°48'06" West, along the East line of said Government Lot 1, 432.00 feet to the true point of beginning;

Thence continuing South 10°48'06" West, along said East line, 397.11 feet;

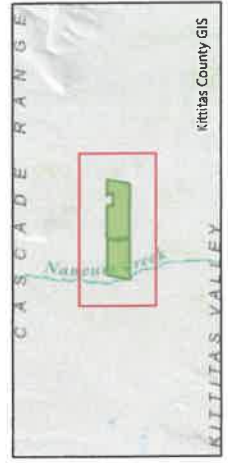
Thence South 81°36'50" West, 445.83 feet;

Thence South 59°16'46" West, 403.02 feet;

Thence North 02°57'12" East, 643.25 feet;

Thence North 88°43'12" East, 829.03 feet to the true point of beginning.

Kititas County COMPAS Map



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Disclaimer:
Kititas 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. Kititas 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.



Date: 4/17/2024