

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48545206

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 25, 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.

Subdivision Guarantee Policy Number: 72156-48545206

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

SUBDIVISION GUARANTEE

Order No.: 640076AM
Guarantee No.: 72156-48545206
Dated: June 25, 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:

Richard David Lewis and Jennifer Louise Lewis, a married couple, as to TRACT A; Richard Lewis and Jennifer Lewis, husband and wife, as to TRACT B

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48545206

(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: \$93.05
Tax ID #: 951641
Taxing Entity: Kittitas County Treasurer
First Installment: \$46.53
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$46.52
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$25.06
Tax ID #: 951647
Taxing Entity: Kittitas County Treasurer
First Installment: \$25.06
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$5,521.43
Tax ID #: 952476
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,760.72
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,760.71
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

7. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount : \$0.00
Parcel No. : 951641

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.

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.

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9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from First Interstate Bank of Washington, N.A., a national banking association, as Personal Representative of the Estate of Kristine M. Nicolaisen, Deceased, under Kittitas County Probate Case No. 86-4-0040-2, as to an undivided one-half interest, and First Interstate Bank of Washington, N.A., a national banking association, as Personal Representative of the Estate of Ejvind K. Nicolaisen, Deceased, under Kittitas County Probate Case No. 89-4-00029-6, as to an undivided one-half interest.
Recorded: October 13, 1989
Instrument No.: [525020](#)
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.
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from First Interstate Bank of Washington, N.A., a national banking association, as Personal Representative of the Estate of Kristine M. Nicolaisen, Deceased, under Kittitas County Probate Case No. 86-4-0040-2, as to an undivided one-half interest, and First Interstate Bank of Washington, N.A., a national banking association, as Personal Representative of the Estate of Ejvind K. Nicolaisen, Deceased, under Kittitas County Probate Case No. 89-4-00029-6, as to an undivided one-half interest.
Recorded: October 13, 1989
Instrument No.: [525021](#)
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. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 7, 2006
Book: 33 of Surveys Page: 32 through 35
Instrument No.: [200609070020](#)
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Notes contained thereon
c) Easements shown thereon
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy Inc.
Purpose: Utility systems
Recorded: March 22, 2007
Instrument No.: [200703220042](#)
Affects: A portion of said premises
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Martin Short Plat,
Recorded: March 30, 2007
Book: I (i) of Short Plats, Pages 142 though 144
Instrument No.: [200703300001](#)
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Location of road
c) Notes contained thereon

14. Covenants, conditions and restrictions, 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: March 19, 2008
Instrument No.: [200803190089](#)
- Modification(s) of said covenants, conditions and restrictions
Recorded: August 5, 2020
Instrument No: [202008050059](#)
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$415,000.00
Trustor/Grantor: Richard Lewis and Jennifer Lewis, husband and wife
Trustee: Nextitle, a Title and Escrow Co.
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Caliber Home Loans, Inc.
Dated: March 26, 2020
Recorded: March 31, 2020
Instrument No.: [202003310019](#)
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: \$300,000.00
Trustor/Grantor: Richard Lewis and Jennifer Lewis, husband and wife
Trustee: First American Title Insurance Co.
Beneficiary: Umpqua Bank
Dated: June 9, 2023
Recorded: June 13, 2023
Instrument No.: [202306130006](#)
17. 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:
Recorded: June 11, 2024
Instrument No.: [202406110021](#)
18. The provisions contained in Non-Exclusive Irrigation Franchise,
Recorded: June 11, 2024,
Instrument No.: [202406110023](#)

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: Parcels 5 and 11, Book 33 of Surveys, pgs 32-35, being ptn Sections 5 and 6, Township 16N, Range 20E, W.M. and Lot 8B, MARTIN SHORT PLAT, Book I (i) of Short Plats, pgs 142-144, being ptn SW Quarter of Section 5, Township 16N, Range 20E, 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'

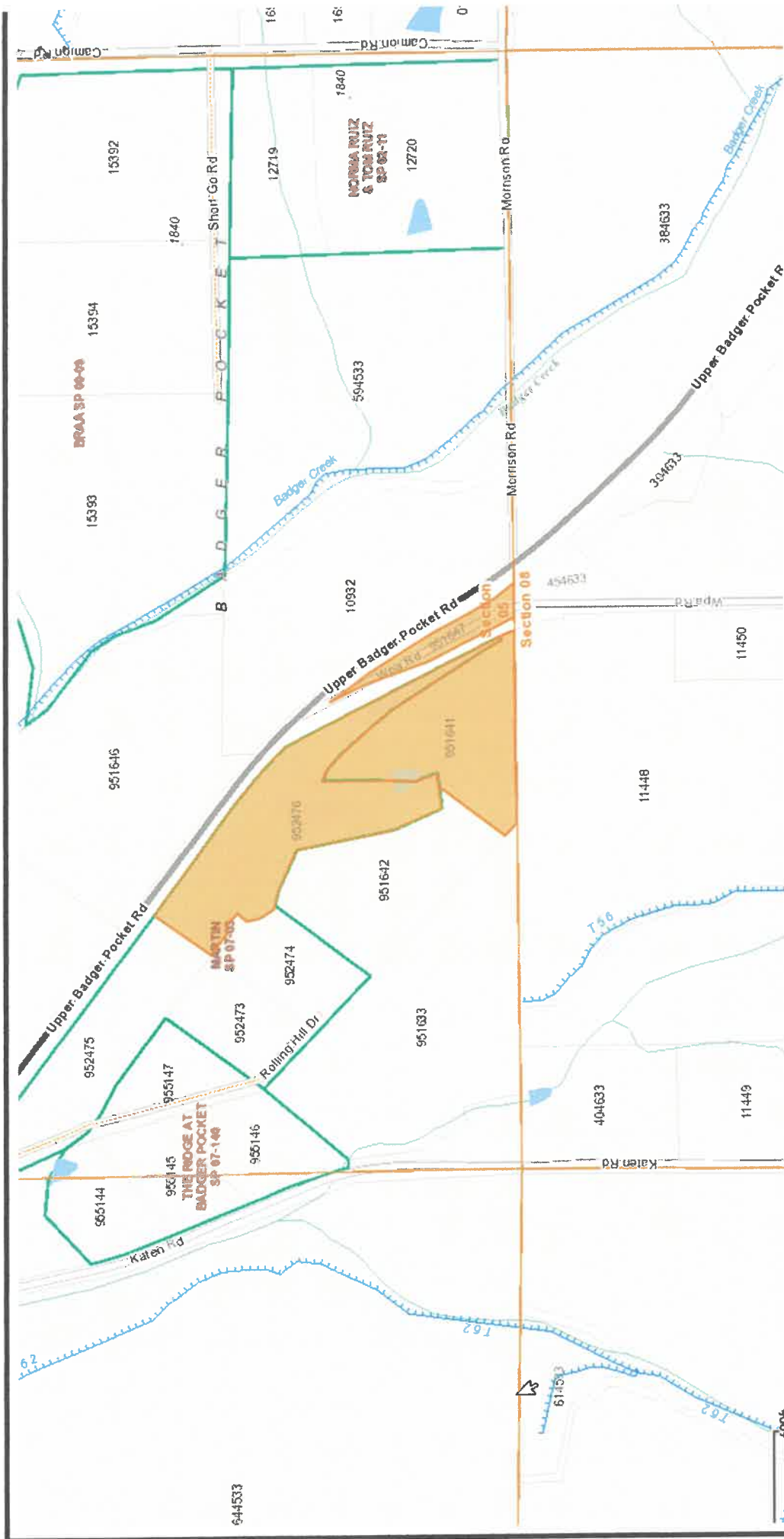
File No. 640076AM

TRACT A:

Parcels 5 and 11 of that certain Survey as recorded September 7, 2006, in Book 33 of Surveys, pages 32 through 35, under Auditor's File No. [200609070020](#), records of Kittitas County, Washington; being a portion of Sections 5 and 6, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Lot 8B of [MARTIN SHORT PLAT](#), SP 07-05, recorded March 30, 2007, in Book I (i) of Short Plats, at pages 142 through 144, under Auditor's File No. 200703300001, being a portion of the Southwest Quarter of Section 5, Township 16 North, Range 20 East, W.M., records of Kittitas County, State of Washington.



Parcels 952476, 951641, 951647 Ellensburg, WA 98926

THIS MAP IS FURNISHED AS AN
ACCOMMODATION STRICTLY FOR THE
PURPOSES OF GENERALLY LOCATING THE
LAND. IT DOES NOT REPRESENT A SURVEY
OF THE LAND OR IMPLY ANY
REPRESENTATIONS AS TO THE SIZE, AREA OF
ANY OTHER FACTS RELATED TO THE LAND
SHOWN THEREOF