

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48601801

RECEIVED  
OCT 16 2024

## 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: October 11, 2024

Issued by:

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

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

*[Signature]*

President

ATTEST

*[Signature]*

Secretary

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

Subdivision Guarantee Policy Number: 72156-48601801

# SUBDIVISION GUARANTEE

Order No.: 655008AM  
Guarantee No.: 72156-48601801  
Dated: October 11, 2024

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

Your Reference: 4961 Naneum Road Ellensburg

Assured: Myron H. Linder and Sandy L. Linder, also shown of record as Sandra L. Linder, husband and wife and 4963 Naneum LLC, a Washington limited liability company

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:

Myron H. Linder and Sandy L. Linder, also shown of record as Sandra L. Linder, husband and wife, as to Parcel A  
4963 Naneum LLC, a Washington limited liability company, as to Parcel B

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 655008AM  
Policy No: 72156-48601801

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: \$6,396.45  
Tax ID #: 024334 (Parcel A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$3,198.23  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$3,198.22  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2024

Subdivision Guarantee Policy Number: 72156-48601801

Tax Year: 2024  
Tax Type: County  
Total Annual Tax: \$1,013.40  
Tax ID #: 244334 (Parcel B)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$506.70  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$506.70  
Second Installment Status: Paid  
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 : \$35.00 (Paid)  
Parcel No. : 024334  
Affects: Parcel A

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. 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.

9. 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.
10. 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: April 5, 2017  
Instrument No.: 201704050020
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: Myron H. Linder and Sandra L. Linder, husband and wife  
Purpose: Drain field easement  
Recorded: August 11, 2017  
Instrument No.: 201708110063

Said Easement was amended by document recorded August 23, 2017 as Instrument No. 201708230033.

12. Agreement and the terms and conditions contained therein  
Between: Myron H. Linder and Sandra L. Linder, husband and wife  
Purpose: Maintenance of Access Easement and Temporary Access Easement  
Recorded: August 11, 2017  
Instrument No.: 201708110063
13. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land  
Vendor: Myron H. Linder and Sandy Linder, husband and wife  
Vendee: Alex L. Palmer and Deborah A. Palmer, Trustees of the Alex L Palmer and Deborah A Palmer Living Trust, dated April 11, 2005  
Recorded: August 23, 2017  
Instrument No. 201708230034  
Affects: Parcel B
- An Assignment of the purchasers interest in said Contract of Sale  
Executed by: Alex L. Palmer and Deborah A. Palmer, as Trustees of the Alex L. Palmer and Deborah A. Palmer Living Trust, dated April 11, 2005  
To: 4963 Naneum LLC, a Washington limited liability company  
Recorded: June 27, 2018  
Instrument No.: 201806270057
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: \$258,500.00  
Trustor/Grantor: Myron H. Linder and Sandy L. Linder, also shown of record as Sandra L. Linder, husband and wife  
Trustee: AmeriTitle, LLC  
Beneficiary: Cashmere Valley Bank  
Dated: June 7, 2021  
Recorded: June 14, 2021  
Instrument No.: 202106140045  
Affects: Parcel A
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: October 4, 2024  
Book: 46 of Surveys Page: 168 through 171  
Instrument No.: 202410040032  
Matters shown:  
a) Location of fence lines in relation to property boundaries  
b) Location of driveway  
c) Notes contained thereon
16. 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 Naneum Creek, if it is navigable.
17. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
18. 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.

19. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

**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: Ptn S Half of SW Quarter of Section 16, 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**

**EXHIBIT 'A'**

File No. 655008AM

**PARCEL A:**

The South 410 feet (as measured parallel to the South line of the Southwest Quarter) of the East 540 feet (as measured parallel to the East line of the Southwest Quarter) of the following described tract; the South Half of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington;

EXCEPT beginning at a post on the North boundary which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter, and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's Lateral 1,241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning;

AND EXCEPT right of way for the Kittitas Reclamation District Lateral;

AND EXCEPT right of way for Naneum Road.

AND

That portion of the East Half of the Southeast Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at a post on the North boundary line which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's Lateral 1,241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 Section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning;

EXCEPT tracts of land conveyed to the Kittitas Reclamation District by Deed dated November 22, 1929, recorded in Book 48 of Deeds, Page 199;

AND EXCEPT beginning at a point on the North boundary of said East Half of the Southeast Quarter of the Southwest Quarter, which is 62 feet West of the Northeast corner of said East Half of the Southeast Quarter of the Southwest Quarter; thence South 1°35' East along the West right of way line of the Kittitas Reclamation District's Lateral, 573.74 feet; thence West 226.39 feet; thence North 16°25' West, 103.00 feet; thence North 14°33' East, 193.60 feet; thence North 0°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 0°33' East, 154.7 feet to the North boundary of said East Half of the Southeast Quarter of the Southwest Quarter; thence North 85°51' East along said boundary 247.4 feet to the point of beginning;

AND EXCEPT right of way of Naneum Road.

PARCEL B:

The South Half of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. Beginning at a post on the North boundary which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter, and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's lateral 1241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning.

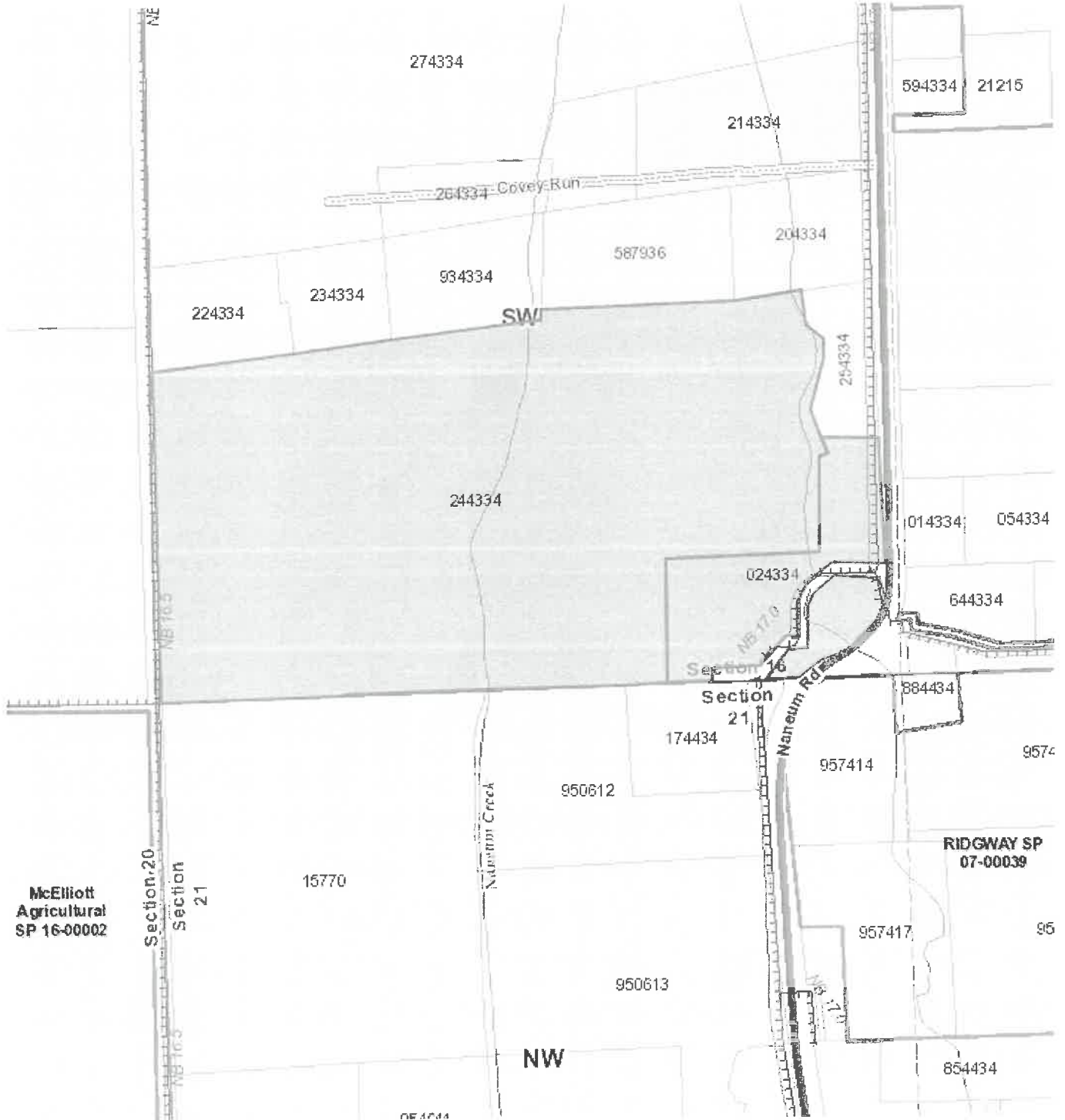
2: The South 410 feet (as measured parallel to the South line of the Southwest Quarter) of the East 540 feet (as measured parallel to the East line of the Southwest Quarter) of the following described tract:

The South Half of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington , EXCEPT beginning at a post on the North boundary which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's lateral 1241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning.

3. Right-of-way for the Kittitas Reclamation District Lateral.

4. Right of way for Naneum Road.





4961 Naneum Rd  
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 OR ANY OTHER FACTS RELATED TO  
THE LAND SHOWN THEREOF

RECEIVED  
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