

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: AmeriTitle, LLC  
Issuing Office: 503 N Pearl St., Ste 101, Ellensburg, WA 98926  
Customer Reference No.:  
Issuing Office File Number: 657721AM  
Property Address: 1421 Cleman Rd, Ellensburg, WA 98926  
Commitment No.: 1

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**SCHEDULE A**

Kittitas County CDS

1. Commitment date: November 5, 2024 at 7:30 A.M.

2. Policy to be issued:

(a) 2021 ALTA Owner's Policy ☒ Standard Coverage ☐ Extended Coverage

Proposed Policy Amount:  
Premium: \$0.00

Endorsements:  
Premium:

Proposed Insured:

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below

(b) 2021 ALTA Loan Policy ☐ Standard Coverage ☐ Extended Coverage

Proposed Policy Amount:  
Premium: \$0.00

Endorsements:  
Premium:

Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

**FEE SIMPLE**

4. The Title is, at the Commitment Date, vested in:

**Addie L. Graaff, a single person as her sole and separate property**

5. The Land is described as follows:

**See attached Exhibit 'A'**

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Page 5



## SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. 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: Parcel 1A, Book 43 of Surveys, page 5, ptn of SE Quarter of Section 14, Township 17N, Range 19E, W.M.
7. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

8. Our examination of the title to the subject property discloses no open Deeds of Trust or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.
9. Any conveyance or encumbrance executed by the herein named party must also be executed by the spouse or domestic partner of said party, if married or in a domestic partnership. Named party: Addie L. Graaff
10. The interest of the proposed insured will be subject to the community interest of the spouse or domestic partner, if married or in a domestic partnership at date of acquiring said interest, and further subject to matters which the records may disclose against the name of said spouse or domestic partner.
11. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect an amount at least equal to the full value of the estate insured without deduction of encumbrances. A Loan policy shall be issued in an amount equal to the amount of the loan unless there is additional collateral reducing the need for coverage. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
12. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation of a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
13. Once the final proposed insured is determined, a general index search will be performed and this report will be updated to reflect any matters disclosed by said search.

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Page 6



14. All documents recorded after December 31, 1996 must comply with the "Document Standardization Bill", a summary of which is available on request. Failure to comply with the bill will result in the County Auditor refusing to record document(s) without a specialized cover sheet and an extra \$50.00 recording fee.

**Format:**

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page. Font size of 8 points or larger and paper size of no more than 8 1/2" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information must appear on the first page:

Title or title of document. If assignment or reconveyance reference to auditor's file number of subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any. Abbreviated legal description (lot, block, plat name or section, township, range and quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left .

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Page 7



## NOTES

- A. 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.
- B. Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.
- C. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- D. According to the available County Assessor's Office records or information provided to the company, the purported address of said Land is:  
1421 Cleman Rd, Ellensburg, WA 98926
- E. In order to expedite recording for our clients, we E-Record whenever possible. There is an additional charge of \$5.42 per document when E-Recording.

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Page 8



## **SCHEDULE B, PART II EXCEPTIONS**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. 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
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

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Page 9



10. 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: \$905.86  
Tax ID #: [10184](#)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$452.93  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$452.93  
Second Installment Status: Delinquent  
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024  
Tax Type: Irrigation  
Total Annual Tax: \$3,644.00  
Tax ID #: [10184](#)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,822.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$1,822.00  
Second Installment Status: Delinquent  
Second Installment Due/Paid Date: October 31, 2024

11. Lien of real estate excise sales tax upon any sale of the Land, if unpaid. Forms can be obtained on the Department of Revenue website <https://dor.wa.gov/forms-publications/forms-subject/real-estate-excise-tax-forms>.

Any questions regarding the applicability or calculation of the excise tax should be directed to the Kittitas County Treasurer <https://www.co.kittitas.wa.us/treasurer/default.aspx>.

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Page 10



12. 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.

13. Two Party Shared Well/Water User's Agreement, including the terms and provisions thereof,

Recorded: October 9, 2019

Instrument No.: [201910090014](#)

14. A Financing Statement filed in the Office of the County Recorder showing:

Debtor: Brett M Gibb and Kye J Gibb

Secured Party: Northwest Farm Credit Services, FLCA

Recorded: April 3, 2020

Instrument No.: [202004030021](#)

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: August 3, 2020

Book: 43 of Surveys Page: 5

Instrument No.: [202008030030](#)

Matters shown:

a) 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 Parke Creek, if it is navigable.

17. Any question of location, boundary or area related to the Parke 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.

## END OF SCHEDULE B

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Page 11



**EXHIBIT 'A'**

File No. 657721AM

Parcel 1A of that certain Survey as recorded August 3, 2020, in Book 43 of Surveys, page 5, under Auditor's File No. 202008030030, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

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Page 12

