

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48652136

RECEIVED
MAY 06 2025

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: March 11, 2025

Issued by:

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

Hannah Hall

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: 72156-48652136

SUBDIVISION GUARANTEE

Order No.: 670714AM
Guarantee No.: 72156-48652136
Dated: March 11, 2025

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

Your Reference:

Assured: Encompass Engineering & Surveying

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:

Joseph O. Covey and Virginia C. Covey, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 670714AM
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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: 2025
Tax Type: County
Total Annual Tax: \$1,580.71
Tax ID #: [950264](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$790.36
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$790.35
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$1,069.36
Tax ID #: [950266](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$534.68

Subdivision Guarantee Policy Number: 72156-48652136

First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$534.68
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

7. Notice of Memorandum on Non-Forestry Use of Land, including the terms and provisions thereof,
Recorded: June 23, 2005
Instrument No.: [200506230067](#)
8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by COVEY SHORT PLAT,
Recorded: March 29, 2006
Book: H of Short Plats Page: 220-221
Instrument No.: [200603290015](#)
Matters shown:
 - a) Easements thereon
 - b) Improvements thereon
 - c) Water line disclosed thereon
 - d) Notes thereon
9. Boundary Line and Fence Agreement and the terms and conditions contained therein
Between: K B Olson LLC
And: Joseph O. Covey and Virginia C. Covey, husband and wife
Recorded: August 1, 2011
Instrument No.: [201108010125](#)
10. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or
former bed of the unnamed creek or stream, if it is navigable.
11. Any question of location, boundary or area related to the unnamed creek or stream, including, but
not limited to, any past or future changes in it.
12. 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:

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: Lots 2 & 4, COVEY SP, Bk H/pgs 220-221; being ptn NE SE Section 32, Township 20N, Range 6E, 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

Subdivision Guarantee Policy Number: 72156-48652136

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).

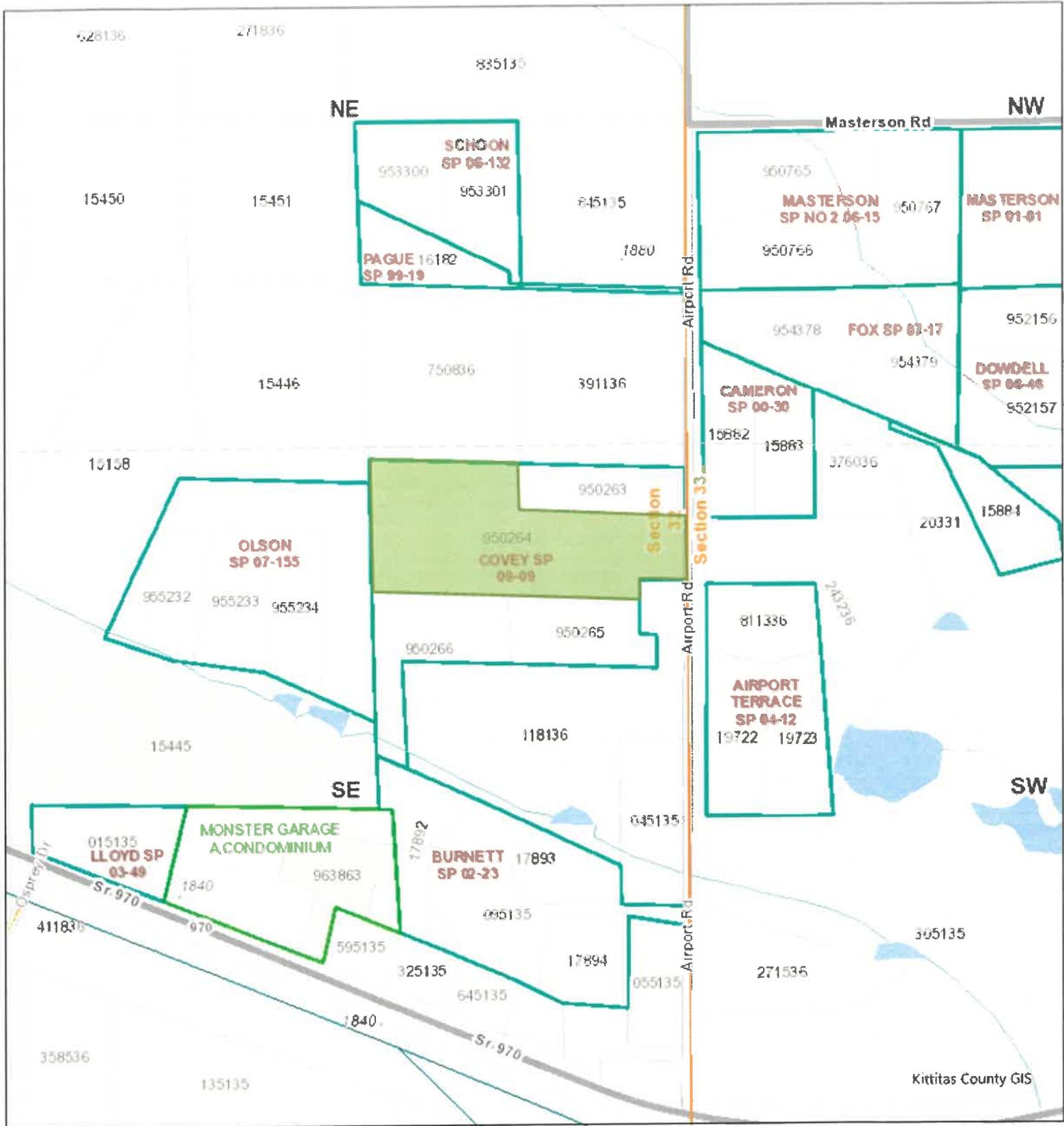
END OF GUARANTEE

EXHIBIT 'A'

File No. 670714AM

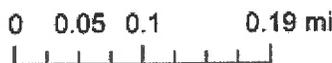
Lots 2 and 4, of COVEY SHORT PLAT, Kittitas County Short Plat No. SP-06-09, as recorded March 29, 2006 in Book H of Short Plats, pages 220 and 221, under Auditor's File No. [200603290015](#), records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 32, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Kittitas County COMPAS Map

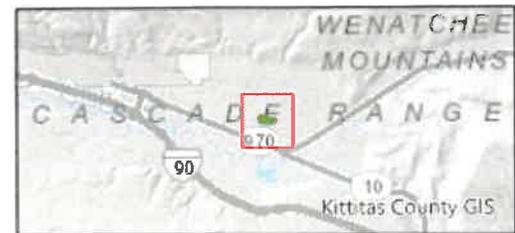


Date: 3/3/2025

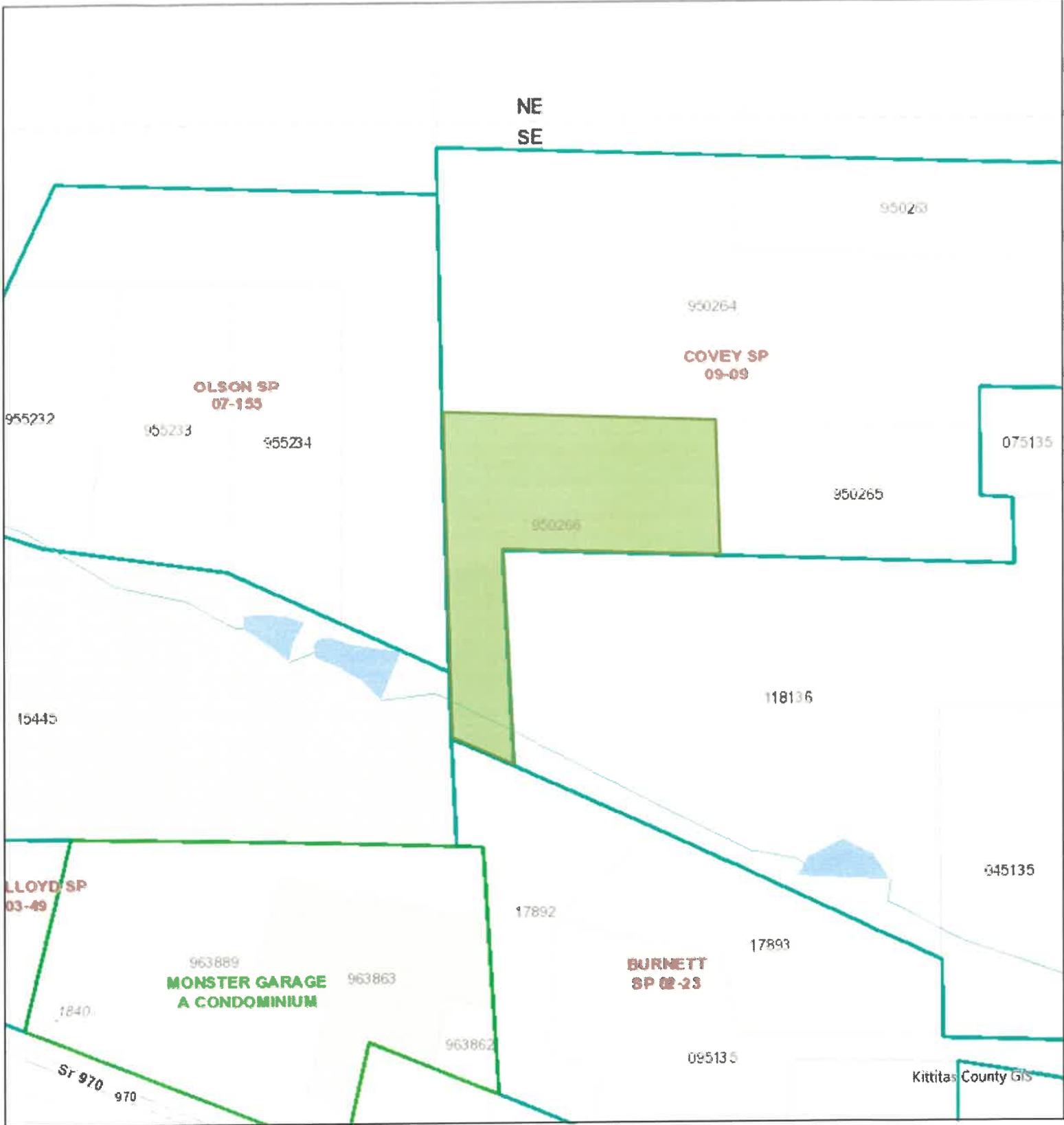
1 inch equals 752 feet



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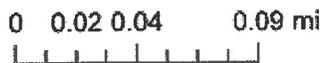


Kittitas County COMPAS Map



Date: 3/3/2025

1 inch equals 376 feet



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