

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE

Guarantee Number 72156-235062262

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 ASSUANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 15, 2025

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Laura Woodiwiss
Authorized Signatory



By: 
President

ATTEST 
Secretary

RECEIVED
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Kittitas County CDS

SCHEDULE A

Your Reference: Grayson

Our No. 1030484

Guarantee No. 72156-235062262

Liability: \$1,000.00

Fee: \$350.00

Sales Tax: \$30.10

1. Name of Assured: Cruse & Associates
2. Date of Guarantee: 15th day of October, 2025 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, 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:

Jack Kenneth Grayson and Jenny Lynn Grayson, husband and wife

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. 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: \$154.19

Tax ID #: 454834

Taxing Entity: Kittitas County Treasurer

First Installment: \$77.10

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2025

Second Installment: \$77.09

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$124.96
Tax ID #: 454834
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.48
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$62.48
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$6,092.77
Tax ID #: 424834
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,046.39
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$3,046.38
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$85.00
Tax ID #: 424834
Taxing Entity: Kittitas County Treasurer
First Installment: \$42.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$42.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

5. Communication assessment for the year 2025, which becomes delinquent after April 30, 2025, if not paid.
Amount : \$35.00 Delinquent
Parcel No. : 454834

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.

6. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ditch
Recorded: April 5, 1906
Instrument No.: [15343](#)
Book 11 of Deeds, Page 270
7. Dedication contained on the [Plat of Stonemead](#), recorded in Book 4 of Plats, page 3, dedicating all streets, avenues and sewer easements, together with utility easements shown thereon, and together with the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on said plat in the reasonable original grading of all streets, avenues, places etc., shown thereon.

8. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$364,000.00
Trustor/Grantor: Jack Kenneth Grayson and Jenny Lynn Grayson, husband and wife
Trustee: Kittitas Title and Escrow
Beneficiary: Yakima Federal Savings and Loan Association
Dated: July 8, 2025
Recorded: July 9, 2025
Instrument No.: [202507090028](#)

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: Block 8, and ptn Block 5, STONEMEAD, Book 4 of Plats, page 3.
- B. 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.
- C. 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).

EXHIBIT 'A'

File No. 1030484

All of Block 8, and the South 214.66 feet of Block 5, STONEMEAD, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, page 3, records of said County.

Kittitas County COMPAS Map



Date: 10/1/2025

1 inch equals 188 feet

0 0.01 0.02 0.04 mi



Disclaimer:
 Kittitas 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. Kittitas 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.