

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48694468

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 5, 2025

Issued by:

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

Kami Sinclair

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
President
ATTEST

Secretary

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

Subdivision Guarantee Policy Number: 72156-48694468

SUBDIVISION GUARANTEE

Order No.: 680031AM
Guarantee No.: 72156-48694468
Dated: June 5, 2025

Liability: \$1,000.00
Fee: \$350.00
Tax: \$ 29.05

Your Reference: 440 Teanaway Acres Rd., Cle Elum, WA 98922

Assured: Thomas A. Bulson

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:

Thomas A. Bulson, a married man as his separate property

END OF SCHEDULE A

(SCHEDULE B)

Order No: 680031AM
Policy No: 72156-48694468

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: \$1,648.55
Tax ID #: 245235
Taxing Entity: Kittitas County Treasurer
First Installment: \$824.28
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$824.27
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Subdivision Guarantee Policy Number: 72156-48694468

7. General taxes and assessments for the year 2025, payable after February 15, 2025, which become delinquent after April 30, 2025, if the first half not paid, reflecting an exemption, as allowed under Chapter 182, Laws of 1974, 1st Ex. Session and subsequent amendments thereto.

	Full year	First Half (Paid)	Second Half (Due)
Amount:	\$459.52	\$229.76	\$229.76
Tax No:	255235		

NOTE: General Taxes and Assessments for the year 2025 without regard to the exemption \$3,188.47

NOTE: Any sale of the Land or death of the exempt taxpayer during the calendar year 2025 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser of the heirs than the foregoing amount.

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 W 5th St., Ste. 102
Ellensburg, WA 98926
(509) 962-7535

8. Liens, levies and assessments of the Teanaway Acres Water Company and Road Maintenance Agreement.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from E.A. Sloan and George Sloan, her husband.
Dated: February 20, 1908
Book: 30 of Deeds, Page 162
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. The provisions contained in Deed from Joseph Francis Walsh,
Recorded: October 5, 1908,
Instrument No.: 22162.
As follows: Excepting and reserving a right of way 10 feet in width for the irrigation ditch now running across the above described premises. Excepting an undivided one-half interest in the irrigating ditch now in course of construction.
11. 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:
Granted To: State of Washington
Recorded: December 13, 1930
Instrument No.: 103459
Book: 49, Page: 166
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Teanaway Acres Plat,
Recorded: November 14, 1966
Book: 4 Page: 25
Instrument No.: 334102
Matters shown:
a) Easements shown thereon
b) Notes contained thereon
c) Dedication contained thereon

13. The provisions contained in document,
Recorded: June 26, 1967,
Instrument No.: 339623,
Book 125, Page 680
14. Teanaway Acres Water Company and Road Maintenance Agreement and the terms and conditions contained therein
Recorded: September 23, 1994
Instrument No.: 575317

An addendum to said agreement was recorded November 20, 2003, under Kittitas County Auditor's File No. 200311200006.

15. 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 Teanaway River, if it is navigable.
16. Any question of location, boundary or area related to the Teanaway River, including, but not limited to, any past or future changes in it.
17. 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.

Note No. 2: 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 10 and 11 , TEANAWAY ACRES, Book 4 of Plats, pages 25 and 26.

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. 680031AM

Lots 10 and 11, TEANAWAY ACRES, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, pages 25 and 26, records of said County.

TEANAWAY ACRES CRESTO - ROSSETTI

Sec. 34 Twp 20N., Rng. 16 E. W.M.

DEDICATION

BEFORE ALL MEN BY THESE PRESENTS: That the Board of County Commissioners of the County of Kishwaukee, Illinois, do hereby dedicate to the public the land and description and acreage in the within and excepted to the public forever as highways, as hereinafter described.

WITNESSED my hand and seal this 20th day of August, A.D. 1922.

Francis E. Good
Francis E. Good
County Clerk

ACKNOWLEDGMENT

STATE OF ILLINOIS)
County of Kishwaukee) ss.

THIS IS TO CERTIFY that on the 20th day of August, A.D. 1922, before me, the undersigned, a Notary Public in and for the County of Kishwaukee, Illinois, the said Francis E. Good, County Clerk, personally appeared, who acknowledged the foregoing description and acreage in the within and excepted to the public forever as highways, and that he is the owner and possessor of the within described land and that he has read and understands the contents of the foregoing description and acreage in the within and excepted to the public forever as highways.

Francis E. Good
Francis E. Good
County Clerk

The words of construction, explanation and interpretation of the words, phrases and terms within this instrument, and the construction of the same, shall be determined by the Board of County Commissioners of the County of Kishwaukee, Illinois, and the same shall be binding on all persons who may hereafter claim an interest in the land described in the within and excepted to the public forever as highways.

In the event that the within and excepted to the public forever as highways, shall be found to be in violation of any law, ordinance, resolution or order of any authority having jurisdiction over the same, it is understood that the owner shall be held liable for the same and shall be held responsible for the same.

This is to certify that all taxes and County taxes have been paid in full on the property herein described.

Francis E. Good
Francis E. Good
County Clerk

I hereby certify that the map of Cresto Township, Illinois, filed for record on the 20th day of August, A.D. 1922, and shown on pages 16 and 17 of the within and excepted to the public forever as highways, and that the same have been recorded in the office of the County Clerk of the County of Kishwaukee, Illinois, and that the same are now on file in the office of the County Clerk of the County of Kishwaukee, Illinois.



Francis E. Good
Francis E. Good
County Clerk

EXAMINED AND APPROVED this 20th day of August, A.D. 1922.

Francis E. Good
Francis E. Good
County Clerk

EXAMINED AND APPROVED this 20th day of August, A.D. 1922.

Board of County Commissioners
Kishwaukee County, ILLINOIS

ATTEST:
John P. McLaughlin
John P. McLaughlin
Clerk of the Board

EXAMINED AND APPROVED this 20th day of August, A.D. 1922.

DEPARTMENT OF HIGHWAYS OF
ILLINOIS
Francis E. Good
Francis E. Good
Engineer, District No. 2

This is to certify that the map of the Kishwaukee County Board of Commissioners, filed for record on the 20th day of August, A.D. 1922, and shown on pages 16 and 17 of the within and excepted to the public forever as highways, and that the same have been recorded in the office of the County Clerk of the County of Kishwaukee, Illinois, and that the same are now on file in the office of the County Clerk of the County of Kishwaukee, Illinois.

Francis E. Good
Francis E. Good
County Clerk

By *Francis E. Good*
Francis E. Good
County Clerk