

SUBDIVISION GUARANTEE

Order No.: 188279AM
Guarantee No.: 72156-46050643
Dated: May 11, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70



Your Reference: 200 Sinclair Road

Assured: Cruse & Associates

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:

Tract 1:

Parcel A of that certain Survey as recorded December 6, 1994, in Book 20 of Surveys, page 159, under Auditor's File No. 577564, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21, Township 18 North, Range 18 East, W.M. in the County of Kittitas, State of Washington ;

EXCEPT Parcel D of that certain Survey as recorded May 15, 2006, in Book 32 of Surveys, page 162, under Auditor's File No. 200605150047, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Tract 2:

Parcel C of that certain Survey as recorded May 15, 2006, in Book 32 of Surveys, page 162, under Auditor's File No. 200605150047, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT any portion lying within the John Wayne Trail as shown on said Survey.

Title to said real property is vested in:

Basil L. Sinclair and Etta Sinclair, husband and wife as to Tract 1 and Basil L. Sinclair, a married individual presumptively subject to the community interest of his spouse as to Tract 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46050643

(SCHEDULE B)

Order No: 188279AM
Policy No: 72156-46050643

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: 2018
Tax Type: County
Total Annual Tax: \$3,127.10
Tax ID #: 10167
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,563.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$1,563.55
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018

7. 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.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Right of way, construction, operation and maintenance of Town Ditch
Recorded: November 29, 1892
Volume P of Deeds, Page 408
9. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 6, 1994
Book: 20 of Surveys Page: 159
Instrument No.: 577564
Matters shown:
a) Location of existing driveway
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 15, 2006
Book: 32 of Surveys Page: 162
Instrument No.: 200605150047
Matters shown:
a) Location of the Southwesterly boundary of Parcel C in relation to the Northeasterly boundary of the John Wayne Trail.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Arthur E. Sinclair, a single man
Purpose: Ingress, egress and utilities
Recorded: April 21, 2014
Instrument No.: 201404210038
Affects: A portion of said premises and other land
13. Possible right, title and interest of the State of Washington, Iron Horse State Park, as to that portion of vacated Faust County Road that would accrue by operation of law.
14. Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of subject property referenced herein as vacated street or alley, vacated by County Commissioner Resolution 2005-103.
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 Reecer Creek, if it is navigable.
16. Any question of location, boundary or area related to the Reecer Creek, 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.
18. Kittitas County Public Health Department Water Metering Agreement, and the terms and conditions contained therein
Between: Drew Sinclair
And: The County of Kittitas, a municipal corporation of the State of Washington
Recorded: April 2, 2018
Instrument No.: 201804020019
Affects: A portion of said premises

END OF EXCEPTIONS

Notes:

- a. 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.

- b. 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 Parcel A, Book 20 of Surveys, pg 159, ptn SE Quarter of Section 21, Township 18N, Range 18E, W.M. and ptn Parcel C, Book 32 of Surveys, pg 162, ptn SW Quarter of Section 21, Township 18N, Range 18E, W.M.

Note No. 1: 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.

Note No. 2: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded : June 21, 1995

Auditor's File No.: 582506

Manufactured Home: 1994 Valley Quality Mansion, 60' x 40', VIN No.
VMHI2832W41432ABC

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