

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48209209

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: December 12, 2022

Issued by:

AmeriTitle, LLC
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *Thomas C. Hall*

President

ATTEST
John C. Hall

Secretary

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

Subdivision Guarantee Policy Number: 72156-48209209

SUBDIVISION GUARANTEE

Order No.: 573202AM
Guarantee No.: 72156-48209209
Dated: December 12, 2022 at 7:30 A.M.

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

Your Reference: 4820 Cove Rd, Ellensburg, WA 98926

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:

Lot 2, of [WALSH SHORT PLAT](#), as described and/or delineated on Kittitas County Short Plat SP No. 94-03, as recorded July 28, 1994, in Book D of Short Plats, page 134 and 135, under Auditor's File No. 573242, records of Kittitas County, State of Washington; being a portion of Government Lots 6 and 7, Section 6, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

TRACT 2:

That portion of the West half of the Southwest Quarter of Section 6, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Southwest corner of said West half of the Southwest Quarter;
Thence North along the West boundary of said West half of the Southwest Quarter, 1084.15 feet;
Thence East 30.00 feet to the true point of beginning;
Thence East, 365.91 feet;
Thence North 53°04'40" East, 81.75 feet;
Thence North 13°39'40" West, 284.61 feet;
Thence North 32°11' West, 143.38 feet;
Thence West 287.17 feet;
Thence South 447.00 feet to the true point of beginning

Title to said real property is vested in:

Roger C. Sparks and Rita M. Sparks, husband and wife as to Tract 1, Scott R. Sparks and Dawn L. Sparks, husband and wife as to Tract 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48209209

(SCHEDULE B)

Order No: 573202AM
Policy No: 72156-48209209

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: 2022
Tax Type: County
Total Annual Tax: \$5,933.70
Tax ID #: 261536
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,966.85
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$2,966.85
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract 1

7. Tax Year: 2022
Tax Type: County

Subdivision Guarantee Policy Number: 72156-48209209

Total Annual Tax: \$4,601.79
Tax ID #: 608333
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,300.90
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$2,300.89
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract 2

8. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 261536
Affects: Tract 1

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.

9. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 608333
Affects: Tract 2

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.

10. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. [208267](#), no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

11. Waiver of damages contained in deed from Mary C. Gregory and others to Kittitas Reclamation District dated November 15, 1929, and recorded in [Book 48 of Deeds, page 163](#), as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."

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: The Pacific Telephone and Telegraph Company
Purpose: to construct, operate, maintain, replace and removed such communication systems
Recorded: May 4, 1940
Instrument No.: [202125](#)
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation
Recorded: April 1, 1964

- Instrument No.: [311547](#)
Affects: A portion of said premises
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation ditch
Recorded: August 26, 1971
Instrument No.: [370013](#)
Affects: A portion of said premises
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Edmund T. Christian and Margery V. Christian, husband and wife
Purpose: The right to pick up waste water from Reed Creek ditch to irrigate
Recorded: December 26, 1975
Instrument No.: [401959](#)
Book 67, Page 463
Affects: A portion of said premises
16. Any question that may arise from discrepancies between deeds of record and surveys recorded January 28, 1994, in Book 19 of Surveys, pages 223 and 224, under Auditor's File No. [567481](#), and June 7, 1994, in Book 20 of Surveys, pages 51 and 52, under Auditor's File No. [571468](#), as to the bearings and distances of the boundary lines of that parcel designated "Exception #4" on the hereinabove referenced surveys.
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Walsh Short Plat,
Recorded: July 28, 1994
Book: D of Short Plats Page: 134 and 135
Instrument No.: [573242](#)
Matters shown:
a) Location of fencelines in relation to boundaries
b) Easements thereon
c) Notes thereon
d) Dedication thereon
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Level 3 Communications, LLC
Purpose: Underground communication system
Recorded: March 1, 2000
Instrument No.: [200003010004](#)
Affects: A portion of said premises

END OF EXCEPTIONS

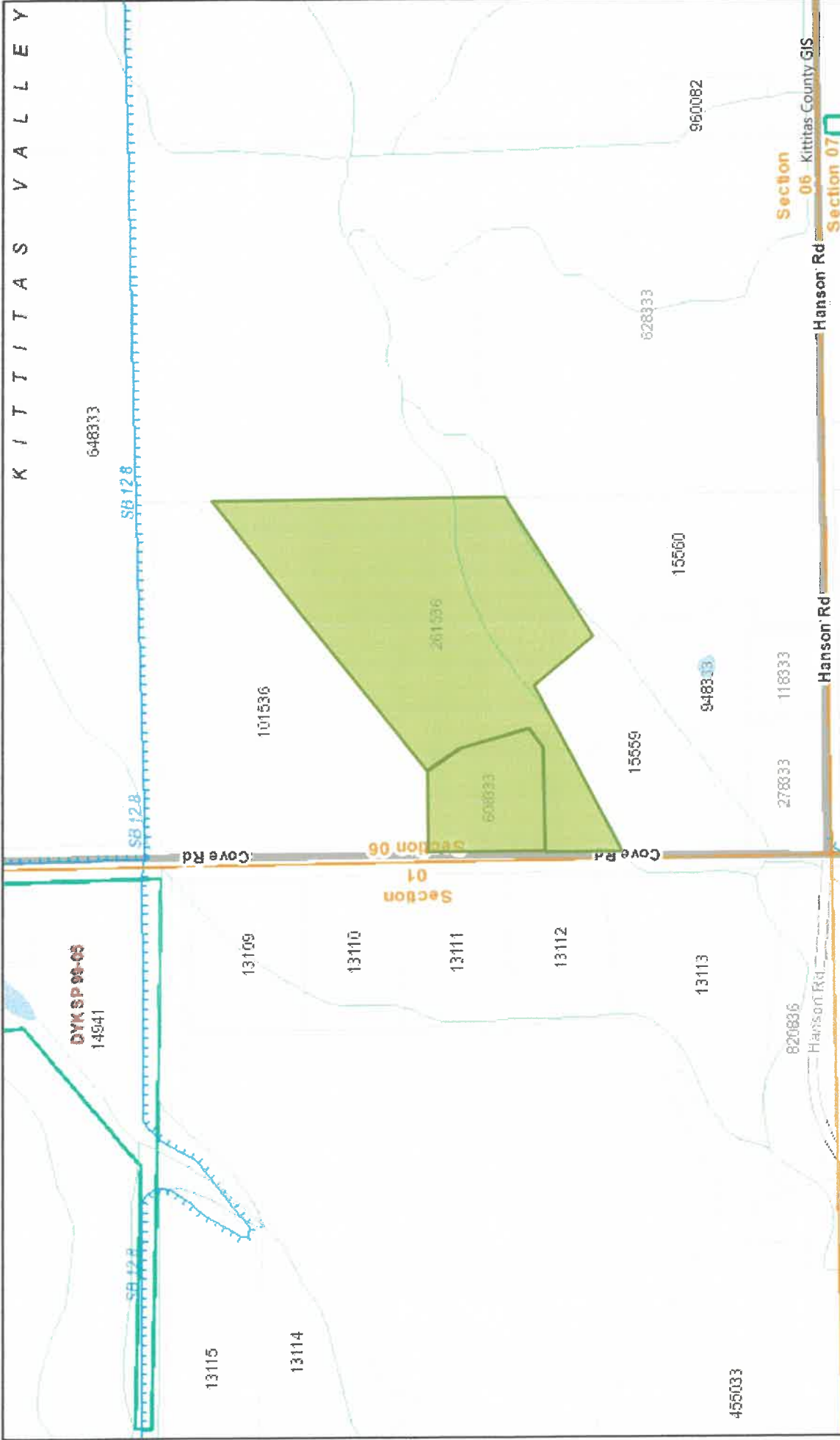
Notes:

- a. 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.
- 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: Lot 2, of WALSH SHORT PLAT, Book D of Short Plats, pgs 134 and 135, ptn of Govt Lots 6 and 7, and ptn of the W Half of the SW Quarter, all in Section 6, Township 17 N, Range 18 E, 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 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

4820 Cove Rd



Date: 12/12/2022

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.

