

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48423606

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: February 23, 2024

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509) 925-1477

Kami Sinclair

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48423606

CHICAGO TITLE INSURANCE COMPANY



By:

Robert M. P. L.

President

ATTEST

John C. J.

Secretary

SUBDIVISION GUARANTEE

Order No.: 624821AM
Guarantee No.: 72156-48423606
Dated: February 23, 2024

Liability: \$1,000.00
Fee: \$350.00
Tax: \$24.90

Your Reference: 320 S. Caribou Rd., Ellensburg, WA 98926

Assured: William L. Hanson

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:

William L. Hanson, a married man, as his separate estate

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48423606

(SCHEDULE B)

Order No: 624821AM
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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: 2024
Tax Type: County
Total Annual Tax: \$4,870.00
Tax ID #: 269033
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,435.00
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,435.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Affects: Tract 1

Subdivision Guarantee Policy Number: 72156-48423606

7. Tax Year: 2024
Tax Type: County
Total Annual Tax: \$27.90
Tax ID #: 19293
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.90
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$0.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Affects: Tract 2
8. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$35.00 (Due)
Parcel No. : 269033
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. 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.
10. 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.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Warm Spring Water Company, Inc.
Purpose: Underground pipe
Recorded: May 1, 1953
Instrument No.: [237246](#)
Affects: A portion of the Northwest Quarter of the Southeast Quarter of said Section 1 and other land
Affects Tracts 1 and 2
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: Puget Sound Power & Light Company, a Washington corporation
Purpose: One or more electric transmission and/or distribution lines
Recorded: May 23, 1980
Instrument No.: [442047](#)
Affects: A 10 foot strip of land within the North 250 feet of the Northwest Quarter of the Southeast Quarter of said Section 1

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Botta Land & Livestock, Inc. a Washington corporation
Purpose: Irrigation purposes
Recorded: December 30, 2003
Instrument No.: [200312300033](#)
Affects: Easement "I" as delineated on that certain survey recorded November 4, 2003 in Book 29 of Surveys, pages 116 and 117
Affects portion of Tracts 1 and 2
14. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$150,000.00
Mortgagor: William L. Hanson and Aimee Hanson, husband and wife
Mortgagee: Central Valley Bank, a division of Heritage Bank
Dated: January 14, 2015
Recorded: January 26, 2015
Instrument No.: [201501260052](#)
Affects Tract 1
15. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: William Hanson
Lessee: One Energy Development, LLC
Dated: November 5, 2015
Recorded: November 5, 2015
Instrument No.: [201511050017](#)
16. 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 Caribou Creek, if it is navigable.
17. Any question of location, boundary or area related to the Caribou Creek, including, but not limited to, any past or future changes in it.
18. 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: Ptn of W Half of SE Quarter of Section 1, Township 17N, Range 19E, 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

EXHIBIT 'A'

File No. 624821AM

TRACT 1

That portion of the West Half of the Southeast Quarter of Section 1, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying Westerly of the Westerly right-of-way line of South Caribou County Road;

EXCEPT the right-of-way of H. Clerf County Road along the South boundary line thereof;

EXCEPT a strip of land described as follows: Commencing at a point 154.5 feet South of the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 1; and running thence South 46°04' West, 1,875.0 feet; thence South on subdivision line, 17.7 feet; thence North 46°04' East, 1,875.0 feet; thence North on subdivision line 17.7 feet to the point of beginning;

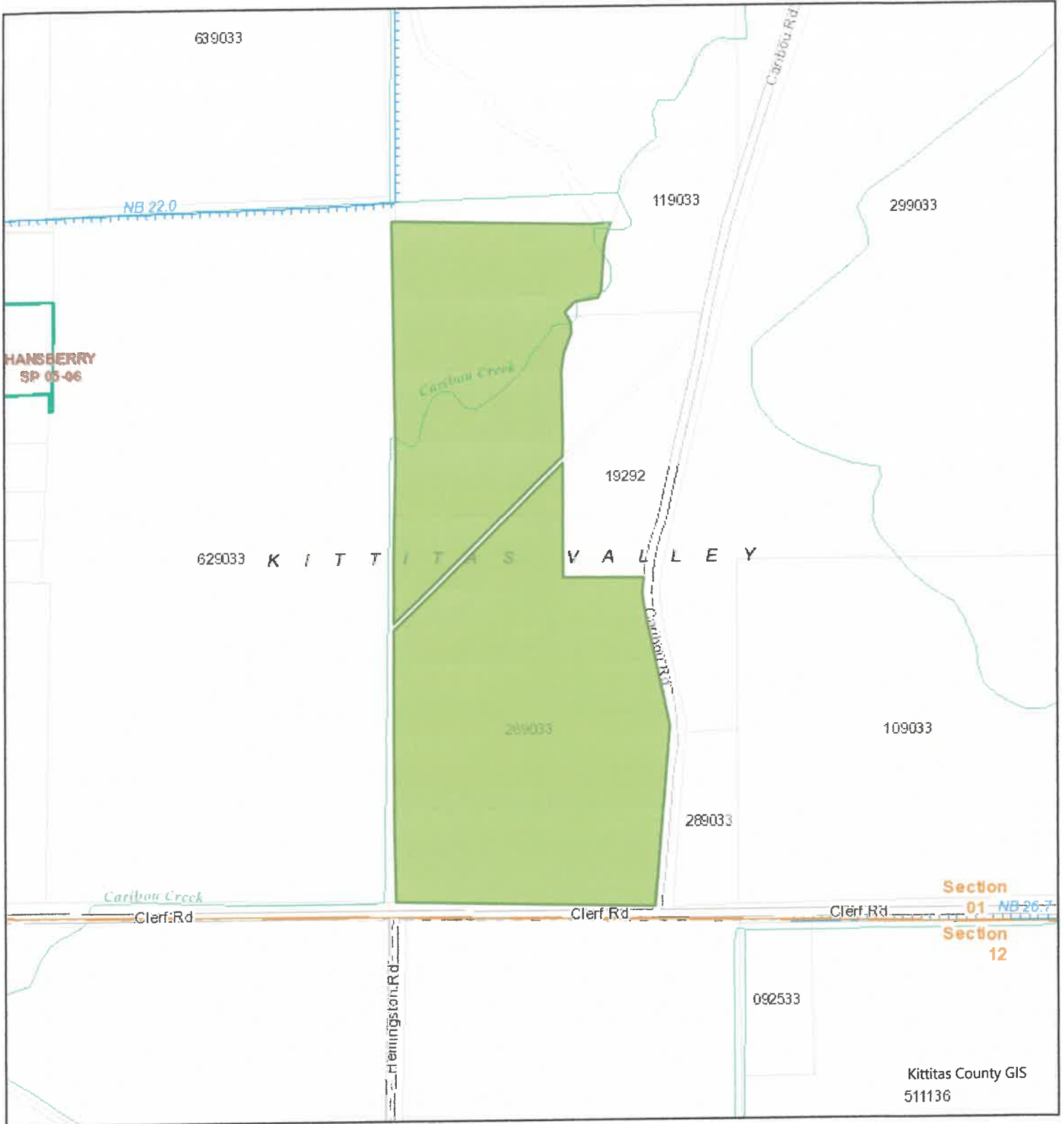
AND EXCEPT Parcels 1 and 2 of that certain survey recorded November 4, 2003 in Book 29 of Surveys, Pages 116 and 117, under Auditor's File No. 200311040015, records of Kittitas County, Washington; being a portion of the East Half of Section 1, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT 2

That portion of the West Half of the Southeast Quarter of Section 1, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying Westerly of the Westerly right-of-way line of South Caribou County Road described as follows: Commencing at a point 154.5 feet South of the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 1; and running thence South 46°04' West, 1,875.0 feet; thence South on subdivision line, 17.7 feet; thence North 46°04' East, 1,875.0 feet; thence North on subdivision line 17.7 feet to the point of beginning;

AND EXCEPT Parcels 1 and 2 of that certain survey recorded November 4, 2003 in Book 29 of Surveys, Pages 116 and 117, under Auditor's File No. 200311040015, records of Kittitas County, Washington; being a portion of the East Half of Section 1, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Kittitas County COMPAS Map

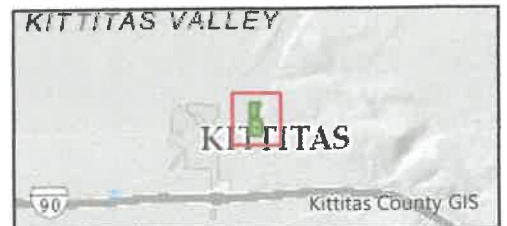


Date: 2/22/2024

1 inch equals 752 feet

0 0.05 0.1 0.19 mi

Disclaimer:
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Kittitas County GIS
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