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APR 14 2023

CHICAGO TITLE INSURANCE COMPANY Kittitas County CDS

Policy No. 72156-48153946

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: April 10, 2023 at 7:30 a.m.

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Gregory A. L.

President

ATTEST

John C. J.

Secretary

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

Subdivision Guarantee Policy Number: 72156-48153946

SUBDIVISION GUARANTEE

Order No.: 571232AM
Guarantee No.: 72156-48153946
Dated: November 16, 2022 at 7:30 A.M.

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

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:

Parcel B of that certain survey as recorded May 13, 1994 in Book 20 of Surveys, Pages 43 and 44, under Auditor's File No. [570757](#), Records of Kittitas County, State of Washington; Being a portion of the East half of the Northwest Quarter of Section 31, Township 18 North, Range 20 East, W.M., Kittitas County, State of Washington.

Title to said real property is vested in:

Eric L. Davis and Cynthia R. Davis, trustees of the Davis Family Revocable Trust dated June 14, 2022

END OF SCHEDULE A

(SCHEDULE B)

Order No: 571232AM
Policy No: 72156-48153946

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: 2023
Tax Type: County
Total Annual Tax: \$8,297.45
Tax ID #: 715134
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,148.73
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$4,148.72
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023

5. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.
Amount: \$35.00
Parcel No. : 715134

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. 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.
7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.
Recorded: April 15, 1940
Instrument No.: [153172](#)
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.
8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 13, 1994
Book: 20 Surveys, Pages: 43 and 44
Instrument No.: [570757](#)
Matters shown:
a) Location of fencelines in regards to property boundaries
9. The provisions contained in Statutory Warranty Deed,
Recorded: September 27, 1999,
Instrument No.: [199909270006](#).
As follows: Subject to questions pertaining to boundary line of West boundary line of Property being conveyed by Seller Standley to Purchase Mackner herein and adjoining property owned by John J. Cannell based upon specific communication of position of John J. Cannell to both Purchaser and Seller herein outlining position of John J. Cannell that boundary line as established by survey is not consistent with boundary line as established by fences and usage.
10. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$621,600.00
Dated: March 26, 2020
Trustor/Grantor: Eric L. Davis and Cynthia R. Davis, husband and wife
Trustee: UPF Washington, Incorporated
Beneficiary: Northwest Farm Credit Services, FLCA, a Corporation
Recorded: March 31, 2020
Instrument No.: [202003310028](#)
11. 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.
12. Any question of location, boundary or area related to the Caribou Creek, including, but not limited to, any past or future changes in it.
13. 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.
14. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

END OF EXCEPTIONS

Notes:

Subdivision Guarantee Policy Number: 72156-48153946

- 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. 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: February 4, 2005
Auditor's File No.: [200502040023](#)
Manufactured Home: 2005, PALM, 58' X 27' VIN No. PH207086AB
- c. 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: Parcel B, Book 20 of Surveys, pgs 43-44, ptn E Half of the NW Quarter of Section 31, Township 18N, Range 20E, 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

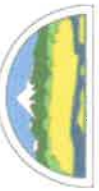
3511 Caribou Rd



Date: 11/21/2022

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1 inch equals 752 feet



CASCADE RANGE

KIT T I T A S V A L L E Y

KIT T I T A S

Kittitas County GIS