

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48087093**

## UPDATED 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: March 9, 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

*Tom C. J.*

Secretary

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

Subdivision Guarantee Policy Number: 72156-48087093

# UPDATED SUBDIVISION GUARANTEE

Order No.: 558557AM  
Guarantee No.: 72156-48087093  
Dated: March 9, 2023 at 7:30 a.m.

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

Your Reference: 260 Lenes 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:

Lot 7, [BOUNTIFUL ACRES](#), recorded in Book 8 of Plats, pages 74 and 75, records of Kittitas County, State of Washington.

Title to said real property is vested in:

The heirs and devisees of Andrew Johnson, deceased, and Gertrude Johnson, an unmarried woman

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-48087093

(SCHEDULE B)

Order No: 558557AM  
Policy No: 72156-48087093

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 for the year 2023, payable after February 15, 2023, which become delinquent after April 30, 2023, 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	Second Half
Amount:	\$493.10	\$246.55	\$246.55
Tax No:	831236		

NOTE: General Taxes and Assessments for the year 2023 without regard to the exemption \$4,315.74.

NOTE: Any sale of said premises or death of the exempt taxpayer during the calendar year 2023 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

7. Communication assessment for the year 2023, which becomes delinquent after April 30, 2023, if not paid.

Subdivision Guarantee Policy Number: 72156-48087093

Amount: \$35.00 (Due)  
Parcel No.: 831236

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.

8. 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.

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ellensburg Water Supply Company, a corporation  
Purpose: To construct, install, operate, renew and forever maintain a pipe line for the conveyance of water

Recorded: September 7, 1911

Instrument No.:

[Book 23 of Deeds, Page 217](#)

Affects: Sections 25 and 36, Township 18 North, Range 18 East, W.M. (and other property)

10. 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  
Purpose: To construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles with necessary braces, guys and anchors and to place upon or suspend from such poles, transmissions, distribution and signal wires, insulators, crossarms, transformers, and other necessary or convenient appurtenances, across said land

Recorded: September 28, 1928

[Book 46 of Deeds, Page 440](#)

Affects: Southeast Quarter of said Section 25

11. Declaration concerning property line, including the terms and provisions thereof,

Recorded: April 17, 1991

Instrument No.: [538606](#), in Volume 321, page 342

Between: Kathryn Rasmussen

And: James L. Bridge and Mary B. Bridge, his wife and the heirs and devisees of Cecil Orrin Morgan, deceased

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: Steven A. Willard, personal representative of the Estate of Richard Willard, deceased

Purpose: Irrigation Water Easement

Recorded: August 5, 1991

Instrument No.: [541634](#)

Book 324, Page 62

Affects: A 15 foot wide strip and shall be located within the East 30 feet of said premises.

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: Puget Sound Power and Light Company, a Washington corporation

Purpose: Underground electric transmission and distribution line

Recorded: February 5, 1993

Subdivision Guarantee Policy Number: 72156-48087093

Instrument No.: [556800](#)

Book 339, Page 1097

Affects: A strip of land ten (10)feet in width, located with said property lying parallel with and adjoining all public and private street and road right-of-way.

14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Bountiful Acres Plat,  
Recorded: March 8, 1994  
Book: 8 of Plats, Pages: 74 and 75  
Instrument No.: [568649](#)  
Matters shown:
  - a) All easements contained thereon
  - b) Notes contained thereon
  - c) Dedication thereon
15. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: July 21, 1994  
Instrument No.: [572989](#), in Volume 356, page 1753
16. It is our understanding that Andrew Johnson is now deceased. We find no record of a probate of the estate of the decedent in Kittitas County. The Company, therefore, does not insure against the right of his or her heirs, creditors, or the liability for inheritance tax, if any, or other matters which a probate of the estate might disclose.
  - (a) A completed, signed and acknowledged Lack of Probate Affidavit, the form and substance of which is subject to the approval of the Company.
  - (b) A copy of the decedent's last will. If the decedent did not leave a will, this should be so noted on the Lack of Probate Affidavit.
  - (c) A copy of the Community Property Agreement, if such existed. If not, this should be noted on the Lack of Probate Affidavit.
  - (d) Proof of death of the decedent, made by recording a Death Certificate in the office of the Kittitas County Auditor.

**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 7, BOUNTIFUL ACRES, Book 8 of Plats, pgs 74-75.

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**