

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47478533**

## 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: May 4, 2023

Issued by:

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

  
Authorized Signer

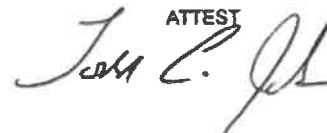
CHICAGO TITLE INSURANCE COMPANY



By:



President

ATTEST  


Secretary

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

Subdivision Guarantee Policy Number: 72156-47478533

# SUBDIVISION GUARANTEE

Order No.: 450239AM  
Guarantee No.: 72156-47478533  
Dated: May 4, 2023 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Your Reference: 333 Westside Rd, Cle Elum, WA 98922

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 2 of [RODNEY T. DUNN ESTATE SHORT PLAT NO. 3](#), Kittitas County Short Plat No. SP-95-12, as recorded December 16, 1997, in Book E of Short Plats, page 222 and 223, under Auditor's File No. 199712160006; being a portion of Tract 2 of that certain survey recorded November 15, 1994 under Auditor's File No. 576938 and filed in Book 20 of Surveys, page 147, being a portion of the Southwest Quarter of Section 34, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Paul Duane Hauglum and Mechelle Lynn Hauglum, husband and wife

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 450239AM  
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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: 2023  
Tax Type: County  
Total Annual Tax: \$1,011.48  
Tax ID #: 12654  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$505.74  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$505.74  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

Subdivision Guarantee Policy Number: 72156-47478533

7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: January 14, 1907 and September 28, 1908  
Instrument No.: [17516](#) and [22101](#)  
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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).  
Recorded: June 30, 1989  
Instrument No.: [521473](#)  
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.
9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Rodney T. Dunn Estate Short Plat No. 3,  
Recorded: December 16, 1997  
Book: E Pages: 222 and 223  
Instrument No.: [199712160006](#)  
Matters shown:
  - a) 60' joint use driveway
  - b) 10' public utility easement
  - c) Dedications contained thereon
  - d) Notes contained thereon
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: A permanent easement for ingress, egress and utilities  
Recorded: April 6, 1998  
Instrument No.: [199804060053](#)  
Affects: Portion of said premises and other land
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: A sixteen and one half (16 1/2) foot wide easement  
Recorded: May 16, 2008  
Instrument No.: [200805160046](#)  
Affects: Portion of said premises and other land
12. Private Road Maintenance Agreement, including the terms and provisions thereof,  
Recorded: November 18, 2021  
Instrument No.: [202111180043](#)  
Between: John MacIsaac and Kathleen Regan  
And: Robert Van Lone, Teresa Van Lone, Paul Hauglum and Mechelle Hauglum

**END OF EXCEPTIONS**

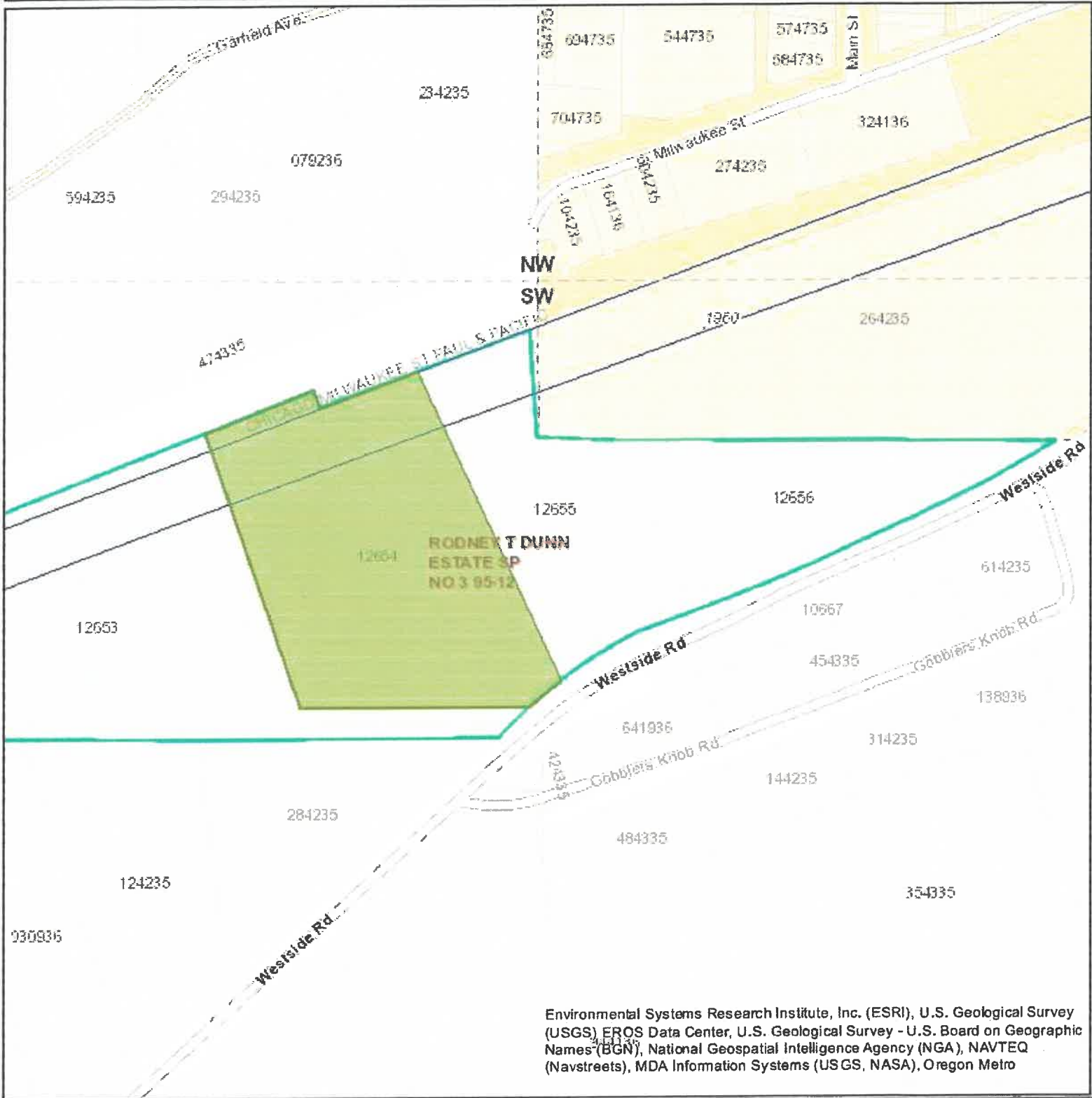
**Notes:**

- 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, RODNEY T. DUNN ESTATE SHORT PLAT NO. 3, Book E of Short Plats, page 222 and 223, ptn of Tract 2, Book 20 of Surveys, page 147, ptn of the SW Quarter of Section 34, Township 20 N, Range 15 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**

# 333 Westside Rd Cle Elum



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 3/17/2021

1 inch = 376 feet  
Relative Scale 1:4,514

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