

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46840376

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: June 3, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

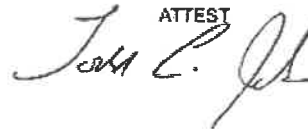
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46840376

SUBDIVISION GUARANTEE

Order No.: 300893AM
Guarantee No.: 72156-46840376
Dated: June 3, 2019

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

Your Reference:

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:

Parcels 1, 2 and 3 of that certain Survey as recorded June 11, 2008, in Book 35 of Surveys, pages 67 and 68, under Auditor's File No. 200806110042, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 3, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington;

AND

Parcel 3C of that certain Survey as recorded July 16, 2008, in Book 35 of Surveys, pages 111 through 113, under Auditor's File No. 200807160030, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 3, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Theresa G. Bugni, a single woman

END OF SCHEDULE A

(SCHEDULE B)

Order No: 300893AM
Policy No: 72156-46840376

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: 2019
Tax Type: County
Total Annual Tax: \$1,448.98
Tax ID #: 125834
Taxing Entity: Kittitas County Treasurer
First Installment: \$724.49
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$724.49
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-46840376

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$158.64
Tax ID #: 955393
Taxing Entity: Kittitas County Treasurer
First Installment: \$79.32
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$79.32
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$99.68
Tax ID #: 955394
Taxing Entity: Kittitas County Treasurer
First Installment: \$49.84
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$49.84
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$113.78
Tax ID #: 955402
Taxing Entity: Kittitas County Treasurer
First Installment: \$56.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$56.89
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$24.36
Tax ID #: 955409
Taxing Entity: Kittitas County Treasurer
First Installment: \$24.36
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment:
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

11. 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.

Affects: A portion of said premises

12. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

Affects: A portion 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:

Purpose: The construction and operation of a canal

Recorded: March 22, 1902

Book 4 of Deeds, Page 408

Affects: A portion of said Section 3 and other lands

14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Peter Conta, a bachelor.

Recorded: May 7, 1920

Instrument No.: 55590

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.

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: The Puget Sound Power and Light Company, a corporation

Purpose: An electric transmission line

Recorded: November 1, 1922

Instrument No.: 67543

Affects: A portion of said premises and other land

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: State of Washington

Purpose: The right to construct and perpetually maintain a dike

Recorded: November 12, 1930

Instrument No.: 103045

Affects: Government Lot 4 of said Section 3

17. 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 corporation
Purpose: An existing electrical transmission line together with all reasonable and necessary appurtenances thereto.
Recorded: February 2, 1967
Instrument No.: 335847
Affects: A 100 foot strip of land over and across a portion of said premises and other land
18. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
19. Release of Damages executed by the party herein named releasing the State of Washington from all future claims for damage resulting from the act herein described.
Dated: August 17, 1981
Recorded : February 14, 1983
Auditor's File No.: 467606
Executed by: Ted Bugni and Agnes Bugni, husband and wife, as follows:

"All activities of the Teanaway River flowage in the unregulated and natural movement of the Teanaway River channel by erosion evulsion or accretion and the unregulated and natural flow of water in all states of the Teanaway River including flood, normal and low water"
20. Exceptions and Reservations as contained in Instrument
From: Ted Bugni and Agnes Bugni, husband and wife
Dated: September 9, 1988
Recorded : October 5, 1988, in Volume 281, page 140
Auditor's File No.: 516039, as follows:

"Grantor also shall reserve all mineral rights, oil & gases, which shall be discovered on the above said property, said reservation shall revert to the Grantee upon death of both Grantors."
Present ownership and other matters affecting said reservation not shown herein.
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: US West Communications, Inc., a Colorado Corporation
Purpose: Telecommunications facilities, electrical facilities and appurtenances
Recorded: March 17, 1998
Instrument No.: 199803170017
Affects: The Northeast Quarter of the Northeast Quarter of the Northwest Quarter of said Section 3. This easement being a five foot wide by 25 foot long portion of the above described property having as its centerline the telephone guy wire as placed across the Northeasterly corner of the above described property just West of Taylor Road on the East end of the above described property. This easement is in the same location as the power company pole line running South of Lambert Road parallel and West Taylor Road.
22. The effect, if any, of survey recorded September 12, 2008, in Book 35 of Surveys, Pages 171, 172 and 173, under Auditor's File No. 200809120005, as affects Parcel 3C described in Schedule "A" herein.

23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 11, 2008
Book: 35 of Surveys Page: 67
Instrument No.: 200806110042
Matters shown:
 - a) Easement "Q", 60 feet in width, lying 30 feet on either side of the centerline, including 55 foot radius cul-de-sac.
 - b) Notes contained thereon
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 16, 2008
Book: 35 of Surveys Page: 111
Instrument No.: 200807160030
Matters shown:
 - a) Easement "Q", 60 feet in width, lying 30 feet on either side of the centerline, including 55 foot radius cul-de-sac
 - b) Notes contained thereon
25. Declaration of Restrictive Covenant for Water Conservation, 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: March 9, 2016
Instrument No.: 201603090004
26. 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: November 17, 2017
Instrument No.: 201711170007
27. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 4, 2019
Book: 42 of Surveys Page: 24 through 27
Instrument No.: 201904040016
Matters shown:
 - a) Location of 40' Easement "S"
 - b) Location of 60' Easement "R"
 - c) Notes contained thereon
28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarants: Agnes M. Bugni Family Limited Partnership, a Washington Limited Partnership;
Charles D. Bugni, a single man; and Peter A. Bugni, a single man
Purpose: Ingress, egress and utilities
Recorded: May 1, 2019
Instrument No.: 201905010036
Affects: Said premises and other land

29. 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 Teanaway River, if it is navigable.
30. Any question of location, boundary or area related to the Teanaway River, including, but not limited to, any past or future changes in it.
31. 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:

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.

Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

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: Parcels 1, 2 and 3, Book 35 of Surveys, pgs 67 and 68, ptn of the NW Quarter of Section 3, Township 19 N, Range 16 E, W.M. and Parcel 3C, Book 35 of Surveys, pgs 111-113, ptn of the NW Quarter of Section 3, Township 19 N, Range 16 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