

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47608046

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 22, 2021

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: 72156-47608046

SUBDIVISION GUARANTEE

Order No.: 475219AM
Guarantee No.: 72156-47608046
Dated: June 22, 2021

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

Your Reference: 8400 Smithson 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:

Parcel A of that certain Survey recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

The South 66.47 feet of Parcel A of that certain Survey recorded October 11, 1995 in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Mike Stanavich and Debra Stanavich, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

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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: 2021
Tax Type: County
Total Annual Tax: \$5,212.18
Tax ID #: 14217
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,606.09
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$2,606.09
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

Subdivision Guarantee Policy Number: 72156-47608046

7. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 14217

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. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$468.40
Tax ID #: 10729
Taxing Entity: Kittitas County Treasurer
First Installment: \$234.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$234.20
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

9. 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.

10. 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.

11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William J. Grueter and Patricia M. Grueter, husband and wife.
Recorded: October 31, 1995
Book: 370, Page 1966
Instrument No.: 586703
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.
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: William J Grueter and Patricia M. Grueter
Purpose: A 10 foot irrigation easement for an existing concrete ditch adjacent to along the West boundary of said parcel, together with the right of access to the owner or owners of Parcels C, D and E, for the rights of maintenance, cleaning and repair to said irrigation ditch
Recorded: October 31, 1995
Instrument No.: 586703
Book 370, Page 1966
Affects: Said premises and other lands

13. 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: October 31, 1995

Instrument No.: 586703, in Volume 370, page 1966

Which are as follows: A covenant in favor of Parcels C and D, as described in the survey of the above-described property, that the above-described property be properly and regularly irrigated during the normal irrigation season (April 15 to October 15) each year, to the full measure of all irrigation water to which the property is entitled, and that such excess water not utilized by Parcel A above described, shall be allowed to flow naturally off said property and onto Parcel B as described in that certain survey dated October 11, 1995, as contained in Book 21 of Surveys, at pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington, being a portion of the West half of Section 35, Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington.

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: Ptn Parcel A, Book 21 of Surveys, pgs 117 and 118, ptn of the NW Quarter of Section 35, Township 19 N, Range 18 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