

UPDATED SUBDIVISION GUARANTEE

Order No.: 250203AM
Guarantee No.: 72156-46568864
Dated: November 21, 2019

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

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 4 of that certain Survey as recorded November 17, 2000, in Book 25 of Surveys, pages 160 through 162, under Auditor's File No. 200011170026, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 29, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Kevin W. Keno and Deborah A. Keno, 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: 2019
Tax Type: County
Total Annual Tax: \$2,569.52
Tax ID #: 495134
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,284.76
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,284.76
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

7. Communication assessments for the year 2019, which become delinquent after April 30, 2019, if not paid.
Amount: \$30.00 (Paid)
Parcel No. : 495134

Subdivision Guarantee Policy Number: 72156-46568864

8. 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.

9. 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.

10. 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.

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: November 17, 2000

Book: 25 of Surveys, Page: 160 through 162

Instrument No.: 200011170026

Matters shown:

- a) Easements as shown thereon
- b) Location of fencelines in relation to property boundaries
- c) Location of concrete ditch
- d) Notes contained thereon

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

Declarants: J. Stephen Paul and Joyce A. Paul, husband and wife

Purpose: Irrigation

Recorded: December 6, 2000

Instrument No.: 200012060029

Affects: Said premises and other land

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$300,000.00

Trustor/Grantor: Kevin W. Keno and Deborah A. Keno, husband and wife

Trustee: Northwest Farm Credit Services, FLCA

Beneficiary: UPF Washington, Incorporated

Dated: January 27, 2015

Recorded: February 6, 2015

Instrument No.: 201502060025

END OF EXCEPTIONS

Notes:

Subdivision Guarantee Policy Number: 72156-46568864

- a. 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.

- 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: Parcel 4, Book 25 of Surveys, pgs 160-162, ptn SW Quarter of Section 29, Township 18N, Range 20E, W.M.
- c. Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

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