

SUBDIVISION GUARANTEE

Office File Number : 0102503
Guarantee Number : 48 0035 72030 6291
Dated : September 14, 2006, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : HATLESTAD



Name of 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 1:

That portion of the South Half of the Northeast Quarter of Section 16, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, which lies South of and below the South boundary line of the right of way of Cascade Irrigation District, and Easterly of a line described as follows: Beginning at the Southeast corner of said Northeast Quarter of Section 16; thence North 89°25'51" West along the South boundary of said Northeast Quarter, 1275.16 feet to the true point of beginning for said described line; thence North 01°06'44" West, 858.35 feet, more or less, to a point on the South boundary line of said Cascade Irrigation District right of way and the terminus of said described line.

PARCEL 2:

That portion of the South Half of the Northeast Quarter of Section 16, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, which lies South of and below the South boundary line of the right of way of Cascade Irrigation District, and Westerly of a line described as follows: Beginning at the Southeast corner of said Northeast Quarter of Section 16; thence North 89°25'51" West along the South boundary of said Northeast Quarter, 1275.16 feet to the true point of beginning for said described line; thence North 01°06'44" West, 858.35 feet, more or less, to a point on the South boundary line of said Cascade Irrigation District right of way and the terminus of said described line;

EXCEPT that portion of said South Half of the Northeast Quarter of Section 16 lying Westerly and Southerly of a line described as follows: Beginning at the Southeast corner of said Northeast Quarter of Section 16, thence North 89°25'51" West, along the South boundary of said Northeast Quarter, 1863.74 feet to the true point of beginning for said described line; thence North 01°06'44" West, 178.01 feet; thence North 27°50'07" West, 61.19 feet; thence North 55°19'28" West, 464.76 feet; thence South 82°57'00" West, 353.40 feet, more or less, to the East right of way boundary of Faust (County) Road and the terminus of said described line;

AND EXCEPT right of way for Faust (County) Road.

Title to said real property is vested in:

ANDREW HATLESTAD AND JANE WHITAKER, HUSBAND AND WIFE

(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. Exceptions and reservations contained in Deed from the State of Washington whereby said grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
Auditor's File No. : 86254

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.
5. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
6. Matters disclosed and/or delineated on that certain Survey recorded July 20, 1984, in Book 13 of Surveys, Page 20, under Auditor's File No. 480657, as follows:
 - a) Encroachment of fence line along the South boundary of said premises;
 - b) Location of existing right-of-way fence in relation to the East boundary of Faust Road on the West boundary of said premises
 - c) Note contained thereon: "Van Diest has title to the property involved in the fenceline encroachment shown above; however the land has apparently been used by the adjacent landowner for many years.
7. Right, title and interest of owner of land adjoining on the South as to that portion of said land between the fence and the property line as disclosed by Survey recorded July 20, 1984, in Book 13 of Surveys, Page 20, under Auditor's File No. 480657.

END OF EXCEPTIONS

(SCHEDULE B)

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Notes:

1. 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.

2. General taxes and assessments for the year 2006 have been paid.

<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 1,549.76	18-18-16000-0011 (203936)	Ptn Parcel 2
\$ 58.81	18-18-16000-0012 (505536)	Ptn Parcel 1/Ptn Parcel A
\$ 0.00	18-18-16000-0026 (951618)	Ptn Parcel 2

3. Cascade Irrigation District assessments for the year 2006 have been paid.

<u>Amount</u>	<u>Parcel No.</u>	<u>Affects</u>
\$ 1,264.00	203936-1-1	Ptn Parcel 2
\$ 120.40	505536-1-1	Ptn Parcel 1/Ptn Parcel A

4. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

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

MW/kdb