

UPDATED
SUBDIVISION GUARANTEE

Office File Number : 0110824
Guarantee Number : WA2011-46-0110824-2010.72030-79961003
Dated : October 20, 2010, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : CARLSON

Name of Assured: CRUSE AND 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:

That Portion of the South Half of the Southeast Quarter of Section 7, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying South of the County Road as conveyed to Kittitas County from State of Washington by Deed dated March 27, 1970, and recorded April 2, 1970, in Book 11, page 92, under Kittitas County Auditor's File No. 360255, EXCEPT the East 654 feet thereof as measured along the South line.

Title to said real property is vested in:

PAUL L. CARLSON AND PATSY L. CARLSON, WHO ACQUIRED TITLE AS PATSY L. OGG, HUSBAND AND WIFE

END OF SCHEDULE A



(SCHEDULE B)

File No. 0110824

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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. General taxes and assessments for the year 2011 have been paid.
Amount : \$2,307.46
Tax Parcel No. : 17-20-07040-0010 (330136)
5. Possibility of future 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 therefor.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
6. Amendatory Contract, governing reclamation and irrigation matters;
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on September 5, 1967, under Kittitas County Auditor's File No. 341411.
In favor of : Milton D. Camozzy and Esther R. Camozzy, husband and wife
For : Irrigation ditch to serve land to the South
Affects : The Southeast Quarter of the Southeast Quarter of said Section 7
8. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed, under terms of deed
To : The State of Washington
Dated : September 19, 1967
Recorded : October 27, 1967
Auditor's File No. : 342596

(SCHEDULE B)

File No. 0110824

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9. 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)
10. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Paul L. Carlson and Patsy L. Carlson, husband and wife
Trustee : AmeriTitle
Beneficiary : Yakima Federal Savings and Loan Association
Amount : \$142,500.00, plus interest
Dated : October 18, 2010
Recorded : October 22, 2010
Auditor's File No. : 201010220005

END OF EXCEPTIONS

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. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;
Recorded : April 25, 2000
Auditor's File No. : 200004280019
Manufactured Home : 1999 Mansion 60x40, Vin# VMHI2832W93310ABC

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

CDF/lam/AW/lmw

1 cc: Cruse and Associates: Marsha Mahn

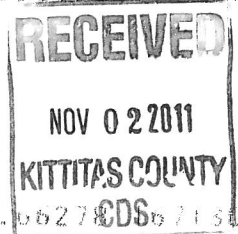
PT/PT	INVERSE	START	706	707	708	709	714	713	705
INV	N 88 27 15	E	16.32	597633.09907	1670376.11302	597738.42063	1671507.91992	597502.10822	1670363.32335
INV	N 40 12 19	E	70.23	597686.73553	1670421.44776	597738.42063	1671507.91992	597502.10822	1670363.32335
INV	N 85 36 00	E	654.38	597736.93892	1671073.89914	597738.42063	1671507.91992	597502.10822	1670363.32335
RADIAL	N 4 24 00	W							
DELTA	8 24 32	RT							
RADIUS			2960.00						
TAN			217.60						
L-ARC			434.41						
RADIAL	N 4 00 32	E							
RP				594785.66278	1671300.98746	597738.42063	1671507.91992	597502.10822	1670363.32335
CHORD	N 89 48 16	E	434.02	597738.42063	1671507.91992	597738.42063	1671507.91992	597502.10822	1670363.32335
TAN@PT	S 85 59 28	E							
INV	S 1 44 13	E	253.92	597484.62128	1671515.61582	597738.42063	1671507.91992	597502.10822	1670363.32335
INV	N 89 07 50	W	1152.43	597502.10822	1670363.32335	597738.42063	1671507.91992	597502.10822	1670363.32335
INV	N 1 32 45	W	130.60	597632.65881	1670359.79999	597738.42063	1671507.91992	597502.10822	1670363.32335

NO CLOSURE ERROR Area = 261361.02 sq ft 6.00002 ac
 FROM ANGLE DIST NORTH EAST TO

PT/PT	INVERSE	START	714	710	711	712	713	715
RADIAL	N 4 00 32	E						
DELTA	1 09 58	RT						
RADIUS			2960.00					
TAN			4.29					
L-ARC			8.59					
RADIAL	N 4 10 30	E						
RP				594785.66278	1671300.98746	597738.42063	1671507.91992	597502.10822
CHORD	S 85 54 29	E	8.59	597737.80794	1671516.48443	597738.42063	1671507.91992	597502.10822
TAN@PT	S 35 49 30	E						
INV	S 85 49 30	E	421.13	597678.02712	1672335.43628	597738.42063	1671507.91992	597502.10822
INV	S 1 44 13	E	206.04	597472.08510	1672341.68101	597738.42063	1671507.91992	597502.10822
INV	N 89 07 50	W	326.16	597484.62128	1671515.61582	597738.42063	1671507.91992	597502.10822
INV	N 1 44 13	W	253.92	597738.42063	1671507.91992	597738.42063	1671507.91992	597502.10822

NO CLOSURE ERROR Area = 189805.92 sq ft 4.35734 ac
 FROM ANGLE DIST NORTH EAST TO

PT/PT	INVERSE	START	706	707	708	709	710	711	712	713	715
INV	N 88 27 15	E	16.32	597633.09907	1670376.11302	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
INV	N 40 12 19	E	70.23	597686.73553	1670421.44776	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
INV	N 85 36 00	E	654.38	597736.93892	1671073.89914	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
RADIAL	N 4 24 00	W									
DELTA	8 34 30	RT									
RADIUS			2960.00								
TAN			221.91								
L-ARC			443.00								
RADIAL	N 4 10 30	E									
RP				594785.66278	1671300.98746	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
CHORD	N 89 53 15	E	442.59	597737.80794	1671516.48443	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
TAN@PT	S 85 49 30	E									
INV	S 85 49 30	E	421.13	597678.02712	1672335.43628	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
INV	S 1 44 13	E	206.04	597472.08510	1672341.68101	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
INV	N 89 07 50	W	326.16	597484.62128	1671515.61582	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992
INV	N 1 32 45	W	130.60	597632.65881	1670359.79999	597738.42063	1671507.91992	597502.10822	1670363.32335	597738.42063	1671507.91992



NO CLOSURE ERROR Area = 451166.94 sq ft 10.35737 ac