

RECEIVED

APR 22 2013

KITTITAS COUNTY  
CDS

# CHICAGO TITLE INSURANCE COMPANY

**Policy No.** WA2011-46-0115533-2012.72156-85763839

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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:** 4/2/12

WA2011 0115533  
 AmeriTitle  
 503 North Pearl St  
 Ellensburg, WA 98926  
 Tel: (509) 925-1477  
 Fax: (509) 962-8325

CHICAGO TITLE INSURANCE COMPANY

By:



*[Handwritten Signature]*  
 ATTEST President

*[Handwritten Signature]*  
 Secretary

*[Handwritten Signature]*  
 Authorized Signatory

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

SUBDIVISION GUARANTEE

Office File Number : 0115533  
Guarantee Number : WA2011-46-0115533-2012.72156-85763839  
Dated : April 2, 2012, at 8:00 a.m.  
Liability Amount : \$ 1,000.00  
Premium : \$ 250.00  
Tax : \$ 20.00

Your Reference : JIM MAPES

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 G of that certain Survey as recorded February 5, 2007, in Book 33 of Surveys, pages 214 and 215, under Auditor's File No. 200702050005, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 27, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**JAMES R. MAPES, AS HIS SEPARATE ESTATE**

END OF SCHEDULE A

(SCHEDULE B)

File No. 0115533

Guarantee Number: WA2011-46-0115533-2012.72030-85763839

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. General taxes and assessments for 2012, which become delinquent after April 30, 2012, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 140.26	\$ 70.13	\$ 70.13
Tax No. :	17-19-27000-0033 (952270)		

Note: Tax payments can be mailed to the following address:  
Kittitas County Treasurer  
205 West 5<sup>th</sup> Avenue, Room 102  
Ellensburg, WA 98926  
Phone (509) 962-7535

2. Cascade Irrigation District assessments for the year 2012, which become delinquent after April 30, 2012, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 931.95	\$ 465.98	\$ 465.97
Parcel No. :	952270		

3. 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 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.

4. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002 and as revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028.

5. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on March 29, 1927, in Volume 45, Page 236, under Kittitas County Auditor's File No. 85410.

In favor of : George Michels and Celia Michels, his wife  
For : Right to install and maintain all necessary ditches, pipes, appliances and works for use of all waste, drainage and seepage waters  
Affects : The Southeast Quarter of said Section 27 for the benefit of the East Half of the Northeast Quarter of said Section



**(SCHEDULE B) (CONTINUED)**

File No. 0115533

Guarantee Number: WA2011-46-0115533-2012.72030-85763839

6. 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)

**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.

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**

AW/lmw

1 cc: Cruse & Associates: Marsha

\*\*\*\*\* START

Total

RECEIVED

582156.34331 2016049.92539 2307

APR 22 2013  
KITTITAS COUNTY  
CDS

RADIAL N 7 40 01 F  
DELTA 53 02 52 RT  
RADIUS 53.00  
TAN 26.45  
L-ARC 49.07

RADIAL N 60 42 54 E  
RP

582703.80713 2016042.85429 2167

2307 CHORD S 55 48 32 E

47.34 582729.73236 2016089.08072 2308

TAN@PT S 29 17 06 E

2308 INV S 29 17 06 E

61.20 582676.35383 2016119.01708 2309

2309 INV S 16 35 40 E

54.33 582624.28487 2016134.53414 2310

2310 INV S 8 34 04 E

45.54 582579.25584 2016141.31826 2311

RADIAL S 81 25 56 W  
DELTA 46 18 19 LT  
RADIUS 126.00  
TAN 53.88  
L-ARC 101.83

RADIAL S 35 07 37 W  
RP

582598.02729 2016265.91213 2172

2311 CHORD S 31 43 13 E

99.08 582494.87458 2016193.41290 2312

TAN@PT S 54 52 23 E

RADIAL S 35 07 37 W

DELTA 68 07 34 LT

RADIUS 72.00

TAN 48.68

L-ARC 85.61

RADIAL S 32 59 57 E

RP

582553.86184 2016234.84103 2174

2312 CHORD S 88 56 10 E

80.66 582493.47695 2016274.05410 2313

TAN@PT N 57 00 03 E

2313 INV N 57 00 03 E

18.51 582503.55839 2016289.57870 2314

2314 INV N 66 11 53 E

38.99 582517.27570 2016320.67732 2315

2315 INV N 75 31 54 E

27.85 582524.23337 2016347.64228 2316

RADIAL N 14 28 06 W  
DELTA 55 08 08 RT  
RADIUS 84.00  
TAN 43.85  
L-ARC 80.83

RADIAL N 40 40 03 E  
RP

582442.89732 2016368.62911 2179

2316 CHORD S 76 54 01 E

77.75 582506.61170 2016423.36919 2317

TAN@PT S 49 19 57 E

2317 INV S 49 19 57 E

128.56 582422.83479 2016520.88082 2318

RADIAL N 40 40 03 E

DELTA 33 37 45 RT

RADIUS 49.00

2317	TAN@PT	S	48	18	57	E				
	INV	S	48	18	57	E	128.56	582422.83479	2016520.88082	2318
	RADIAL	N	40	40	03	E				
	DELTA		33	37	45	RT				
	RADIUS								49.00	
	TAN								14.81	
	L-ARC								28.76	
	RADIAL	N	74	17	48	E				
	RP							582385.66806	2016488.94910	2182
2318	CHORD	S	32	31	05	E	28.35	582398.93022	2016536.12023	2319
2319	TAN@PT	S	15	42	12	E				
	INV	S	15	42	12	E	23.74	582376.07450	2016542.54611	2320
	RADIAL	N	74	17	48	E				
	DELTA		17	09	22	RT				
	RADIUS								222.18	
	TAN								33.52	
	L-ARC								66.53	
	RADIAL	S	88	32	50	E				
	RP							582315.93901	2016328.65483	2185
2320	CHORD	S	7	07	31	E	66.28	582310.30612	2016550.76748	2321
2321	TAN@PT	S	1	27	10	W				
	INV	S	1	27	10	W	89.81	582220.52252	2016548.49052	2322
	RADIAL	N	88	32	50	W				
	DELTA		26	36	51	LT				
	RADIUS								223.00	
	TAN								52.74	
	L-ARC								103.58	
	RADIAL	S	64	50	19	W				
	RP							582214.86895	2016771.41884	2188
2322	CHORD	S	11	51	15	E	102.66	582120.05637	2016569.57838	2323
2323	TAN@PT	S	25	09	41	E				
	INV	S	25	09	41	E	47.85	582076.75088	2016589.92070	2324
	RADIAL	S	64	50	19	W				
	DELTA		21	18	07	LT				
	RADIUS								181.00	
	TAN								34.04	
	L-ARC								67.29	
	RADIAL	S	43	32	12	W				
	RP							582153.70639	2016753.74637	2191
2324	CHORD	S	35	48	45	E	66.91	582022.49326	2016629.07033	2325
2325	TAN@PT	S	46	27	48	E				
	INV	S	46	27	48	E	150.01	581919.16260	2016737.81888	2326
2326	INV	S	1	41	27	E	838.78	581080.74774	2016762.56800	761
761	INV	S	89	22	21	W	698.50	581073.09716	2016064.11367	2260
2260	INV	N	0	28	59	W	1683.30	582756.33331	2016049.92539	2307

=====  
582756.33331 2016049.92539 2307  
NO CLOSURE ERROR Area = 901970.53 sq ft 20.70639 ac



\*\*\*\*\* START

G1

582756.33331 2016049.92539 2307

RADIAL N 7 40 01 E  
 DELTA 53 02 52 RT  
 RADIUS 53.00  
 TAN 26.45  
 L-ARC 49.07  
 RADIAL N 60 42 54 E  
 RP

582703.80713 2016042.85429 2167

2307 CHORD S 55 48 32 E

47.34 582729.73236 2016089.08072 2308

TAN@PT S 29 17 06 E

2308 INV S 29 17 06 E

61.20 582676.35383 2016119.01708 2309

INV S 16 35 40 E

2309 INV S 16 35 40 E

54.33 582624.28487 2016134.53414 2310

INV S 8 34 04 E

2310 INV S 8 34 04 E

45.54 582579.25584 2016141.31826 2311

RADIAL S 81 25 56 W  
 DELTA 46 18 19 LT  
 RADIUS 126.00  
 TAN 53.88  
 L-ARC 101.83  
 RADIAL S 35 07 37 W  
 RP

582598.02729 2016265.91213 2172

2311 CHORD S 31 43 13 E

99.08 582494.97458 2016193.41290 2312

TAN@PT S 54 52 23 E

RADIAL S 35 07 37 W

DELTA 68 07 34 LT

RADIUS 72.00

TAN 48.68

L-ARC 85.61

RADIAL S 32 59 57 E

RP

582553.86184 2016234.84103 2174

2312 CHORD S 88 56 10 E

80.66 582493.47695 2016274.05410 2313

TAN@PT N 57 00 03 E

2313 INV N 57 00 03 E

18.51 582503.55839 2016289.57870 2314

INV N 66 11 53 E

2314 INV N 66 11 53 E

33.99 582517.27570 2016320.67732 2315

INV N 75 31 54 E

2315 INV N 75 31 54 E

27.85 582524.23337 2016347.64228 2316

RADIAL N 14 28 06 W  
 DELTA 55 08 08 RT  
 RADIUS 84.00  
 TAN 43.85  
 L-ARC 80.83  
 RADIAL N 40 40 03 E  
 RP

582442.89732 2016368.62911 2179

2316 CHORD S 76 54 01 E

77.75 582506.61170 2016423.36919 2317

TAN@PT S 49 19 57 E

2317 INV S 49 19 57 E

128.56 582422.83479 2016520.88082 2318

RADIAL N 40 40 03 E

DELTA 33 37 45 RT

RADIUS 49.00

TAN 14.81

	RADIAL RP	N	74	17	48	E		582385.66806	2016488.94910	2182
2318	CHORD	S	32	31	05	E	28.35	582398.93022	2016536.12023	2319
2319	TAN@PT INV	S	15	42	12	E	23.74	582376.07450	2016542.54611	2320
	RADIAL DELTA RADIUS TAN L-ARC RADIAL RP	N	74	17	48	E				
			17	09	22	RT				
							222.18			
							33.52			
							66.53			
2320	CHORD	S	88	32	50	E		582315.93901	2016328.65483	2185
	CHORD	S	7	07	31	E	66.28	582310.30612	2016550.76748	2321
2321	TAN@PT INV	S	1	27	10	W	89.81	582220.52252	2016548.49052	2322
	RADIAL DELTA RADIUS TAN L-ARC RADIAL RP	N	88	32	50	W				
			26	36	51	LT				
							223.00			
							52.74			
							103.58			
2322	CHORD	S	64	50	19	W		582214.86895	2016771.41884	2188
	CHORD	S	11	51	15	E	102.66	582120.05637	2016569.57838	2323
2323	TAN@PT INV	S	25	09	41	E	47.85	582076.75088	2016589.92070	2324
	RADIAL DELTA RADIUS TAN L-ARC RADIAL RP	S	64	50	19	W				
			21	18	07	LT				
							181.00			
							34.04			
							67.29			
2324	CHORD	S	43	32	12	W		582153.70639	2016753.74637	2191
	CHORD	S	35	48	45	E	66.91	582022.49326	2016629.07033	2325
2325	TAN@PT INV	S	46	27	48	E	150.01	581919.16260	2016737.81888	2326
2326	INV	S	1	41	27	E	303.34	581615.95314	2016746.76931	1064
1064	INV	N	81	17	17	W	696.15	581721.39699	2016058.64904	1065
1065	INV	N	0	28	59	W	1034.97	582756.33331	2016049.92539	2307

=====  
NO CLOSURE ERROR      Area = 492235.81 sq ft      11.30018 ac  
PT/PT INVERSE  
\*\*\*\*\* START      *GZ*      581721.39699      2016058.64904      1065  
1065      INV      S      81      17      17      E      696.15      581615.95314      2016746.76931      1064  
1064      INV      S      1      41      27      E      535.44      581080.74774      2016762.56800      761  
761      INV      S      89      22      21      W      698.50      581073.09716      2016064.11367      2260  
MAPES COR



RADIAL S 64 50 19 W  
 DELTA 21 18 07 LT  
 RADIUS 181.00  
 TAN 34.04  
 L-ARC 67.29  
 RADIAL S 43 32 12 W  
 RP

						582153.70639	2016753.74637	2191
2324	CHORD	S	35 48 45	E	66.91	582022.49326	2016629.07033	2325
2325	TAN@PT INV	S	46 27 48	E	150.01	581919.16260	2016737.81888	2326
2326	INV	S	1 41 27	E	303.34	581615.95314	2016746.76931	1064
1064	INV	N	81 17 17	W	696.15	581721.39699	2016058.64904	1065
1065	INV	N	0 28 59	W	1034.97	582756.33331	2016049.92539	2307

=====  
 NO CLOSURE ERROR Area = 492235.81 sq ft 582756.33331 2016049.92539 2307  
 PT/PT INVERSE 11.30018 ac

\*\*\*\*\* START *G2*

						581721.39699	2016058.64904	1065
1065	INV	S	81 17 17	E	696.15	581615.95314	2016746.76931	1064
1064	INV	S	1 41 27	E	535.44	581080.74774	2016752.56800	761
761	INV	S	89 22 21	W	698.50	581073.09716	2016064.11367	2260
								MAPES COR
2260	INV	N	0 28 59	W	648.32	581721.39699	2016058.64904	1065

=====  
 NO CLOSURE ERROR Area = 409734.72 sq ft 581721.39699 2016058.64904 1065  
 9.40621 ac