

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48275576**

## 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: March 15, 2023

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477


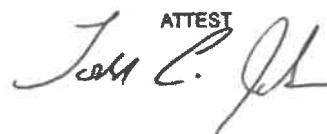
**Hannah Hall**  
Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48275576

CHICAGO TITLE INSURANCE COMPANY



By:   
ATTEST   
President Secretary

# SUBDIVISION GUARANTEE

Order No.: 583724AM  
Guarantee No.: 72156-48275576  
Dated: March 15, 2023 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Your Reference: NKA No. 6 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 E2 of that certain survey as recorded February 9, 1996, in Book 21 of Surveys at pages 208 through 210, under Auditor's File No. [199602090010](#), in the County of Kittitas, State of Washington, being a portion of Section 30, Township 17 North, Range 19 East, W.M.;

EXCEPT the North 123.90 feet, perpendicular measure;

AND

The Northwest Quarter of the Southeast Quarter of Section 30, Township 17 North, Range 19 East, W.M., Kittitas County, State of Washington, that lies Northeasterly of the Northeasterly right of way of SR 82;

EXCEPT the North 123.90 feet, perpendicular measure;

AND

That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies Northeasterly of the Northeasterly right of way boundary for State Route 82 and Westerly of the Westerly right of way boundary for No. 6 County Road.

Title to said real property is vested in:

Fiorito Brothers Inc., also known as Fiorito Bros. Inc., a Washington Corporation

**END OF SCHEDULE A**

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(SCHEDULE B)

Order No: 583724AM  
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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: 2023  
Tax Type: County  
Total Annual Tax: \$23.03  
Tax ID #: 13174  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$23.03  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$0.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

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7. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$1,998.23  
Tax ID #: 12311  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$999.12  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$999.11  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
8. Condemnation 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, by decree  
Entered: November 24, 1969  
Kittitas County Superior Court Cause No.: 17240
9. Right-of-way for ditch as disclosed by aerial photograph from the Kittitas County Assessor's Tax Sifter Maps.
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: February 9, 1996  
Book: 21 of Surveys Page: 208 through 210  
Instrument No.: [199602090010](#)  
Matters shown:  
a) Location of existing fenceline lying inside the Northerly boundary of said premises  
b) Notes contained thereon
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: March 28, 2011  
Book: 37 of Surveys Page: 129  
Instrument No.: [201103280028](#)  
Matters shown:  
a) Fencelines in relation to boundaries  
b) Easements shown thereon
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: Fiorito Bros., Inc., a Washington Corporation; and Clay E. McMechan, III and Alice L. McMechan, husband and wife  
Purpose: Ingress, egress and utilities  
Recorded: July 19, 2010  
Instrument No.: [201007190042](#)  
Affects: A portion of said premises

Said easement was amended by 1st Amendment to Declaration of Nonexclusive Ingress, Egress and Utilities Easement recorded April 13, 2011 under Auditor's File No. [201104130020](#).

#### END OF EXCEPTIONS

**Notes:**

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- 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 E2, Book 21, pgs 208-210, and Ptns NW SE and SE SE, all in Section 30, Township 17 N, Range 19 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**