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Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48423611

UPDATED 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: August 23, 2024

Issued by:

AmeriTitle, LLC
503 N Pearl St., Ste 101
Ellensburg, WA 98926
(509) 925-1477

Kami Sinclair

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

Subdivision Guarantee Policy Number: 72156-48423611

SUBDIVISION GUARANTEE

Order No.: 626373AM
Guarantee No.: 72156-48423611
Dated: August 23, 2024

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

Your Reference: 700 Charlton Rd., Ellensburg, WA 98926

Assured: Walter P. Davenport and Lynn D. Davenport

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:

See attached Exhibit 'A'

Title to said real property is vested in:

Walter P. Davenport and Lynn D. Davenport, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 626373AM
Policy No: 72156-48423611

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 – 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: 2024
Tax Type: County
Total Annual Tax: \$4,343.60
Tax ID #: 556136
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,171.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,171.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

5. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$35.00 (Paid)
Parcel No. : 556136

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

6. Liens, levies and assessments of the Rustic Acres Maintenance Company.
7. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the plat of [Rustic Acres](#),
Recorded: October 27, 1969
Book: 5 of Plats Pages: 39 and 40
Instrument No.: 357705
Matters shown:
a) Dedication as contained thereon
b) Covenants as contained thereon
8. Protective Covenants for Rustic Acres, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 3, 1970
Instrument No.: [363305](#)

Said document is a re-recording of covenants recorded January 19, 1970, under Auditor's File No. 359028.

Modification(s) of said covenants, conditions and restrictions
Recorded: May 14, 1970
Book: 11, Page: 718
Instrument No: [360978](#)

Modification(s) of said covenants, conditions and restrictions
Recorded: September 3, 1970
Book: 14, Page: 579
Instrument No: [363306](#)

Modification(s) of said covenants, conditions and restrictions
Recorded: July 2, 1971
Book: 21, Page: 713
Instrument No: [368769](#)
9. Ten (10) foot drain easement across the East Half of said Lot 10, as disclosed on the face of the Plat of Rustic Acres.
10. Agreement for the Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1 of Kittitas County, a Washington Corporation of Ellensburg, Washington; and Mr. Walter Davenport
Recorded: January 31, 1994
Instrument No.: [567519](#)
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$296,000.00
Trustor/Grantor: Walter P. Davenport and Lynn D. Davenport, husband and wife
Trustee: Trustee Services Inc.
Beneficiary: Solarity Credit Union
Dated: April 26, 2017
Recorded: April 28, 2017
Instrument No.: [201704280032](#)

12. Shared Well Agreement and the terms and conditions contained therein
Recorded: June 17, 2024
Instrument No.: [202406170034](#)

END OF EXCEPTIONS

Notes:

Note No. 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 No. 2: 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: Lot 10, RUSTIC ACRES, Book 5 of Plats, pages 39 and 40.

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

EXHIBIT 'A'

File No. 626373AM

Lot 10, [RUSTIC ACRES](#), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 39 and 40, records of said County.