



CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322160

3rd 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: October 22, 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:

ATTEST

President

Secretary

Subdivision Guarantee Policy Number: 72156-48322160

UPDATED SUBDIVISION GUARANTEE

Order No.: 609814AM
Guarantee No.: 72156-48322160
Dated: October 22, 2024

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: 540 W Bowers 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:

See attached Exhibit 'A'

Title to said real property is vested in:

William F. Sparks, a married man, presumptively subject to the community interest of his spouse, Sandra Sparks

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48322160

(SCHEDULE B)

Order No: 609814AM
Policy No: 72156-48322160

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: 2024
Tax Type: County
Total Annual Tax: \$1,690.42
Tax ID #: 761133
Taxing Entity: Kittitas County Treasurer
First Installment: \$845.21
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$845.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

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Tax Year: 2024
Tax Type: Irrigation
Total Annual Tax: \$90.00
Tax ID #: 761133
Taxing Entity: Kittitas County Treasurer
First Installment: \$45.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$45.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

7. The provisions contained in Real Estate Contract by and between Robert M. Hill and Margaret Hill, husband and wife; and William H. Robertson and Connie Robertson, husband and wife, Seller, and Raymond J. Jensen and Diane E. Jensen, husband and wife; and Charles F. Worthington and Sharon M. Worthington, husband and wife
Recorded: September 22, 1975,
Volume 64, Page 619
Instrument No.: [399969](#).
As follows: "There shall be no mobile homes or travel trailers on the property on a permanent basis. The existing fence North of the Potter property to be moved by Purchasers to the proper location, if so desired."
8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Raymond J. Jensen and Diane E. Jensen, husband and wife, and Charles F. Worthington and Sharon M. Worthington, husband and wife.
Recorded: October 28, 1992
Volume: 336, Page 1050
Instrument No.: [554060](#)
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 26, 2004
Book: 30 of Surveys Page: 129
Instrument No.: [200408260006](#)
Matters shown:
 - a) Location of fencelines in relation to property boundaries
 - b) Thirty foot (30') gap in legals affecting the East boundaries of Parcels A and B
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 8, 2008
[Book: J Page: 135 through 137](#)
Instrument No.: 200804080043
Matters shown:
 - a) Fence lines in relation to property boundary
 - b) Notes contained thereon
 - c) Dedication contained thereon
11. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: CWH, LLC, a Washington limited liability company
Recorded: October 25, 2024
Instrument No.: [202310250031](#)

12. Agreement and the terms and conditions contained therein
Between: William Sparks
And: County of Kittitas, a municipal corporation of the State of Washington acting by and through
the Kittitas County Public Works Department
Recorded: February 12, 2024
Instrument No.: [202402120008](#)

END OF EXCEPTIONS

Notes:

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: Parcel A, Book 30 of Surveys, page 129, ptn of the NW Quarter of Section 26, Township 18 N, Range 18E, W.M. and a 30 ft. strip of land lying Westerly of the Westerly boundary of JB DEVELOPMENT SHORT PLAT, Book J, Pgs 135-137; ptn of the NW Quarter of Section 26, Township 18 N, Range 18 E, W.M.

Any map or sketch enclosed as an attachment herewith is furnished for informational 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

EXHIBIT 'A'

File No. 609814AM

Parcel A of that certain Survey as recorded August 26, 2004, in [Book 30 of Surveys, page 129](#), under Auditor's File No. 200408260006, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

And

That portion of the below described strip of property which abuts the Eastern boundary of Parcel A of that certain Survey as recorded August 26, 2004, in Book 30 of Surveys, at pages 129-130, under Auditor's File No. 200408260006, records of Kittitas County, Washington, being a portion of the Northwest quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

A 30 foot strip of land lying Westerly of the Westerly boundary of [JB DEVELOPMENT SHORT PLAT](#), Kittitas County Short Plat No. SP-07-78, as recorded April 8, 2008, in Book J of Short Plats, pages 135 through 137, under Auditor's File No. 200804080043, records of Kittitas County, State of Washington, and shown on Survey as recorded August 26, 2004, in Book 30 of Surveys, page 129, under Auditor's File No. 200408260006, records of Kittitas County, Washington, being a portion of the Northwest Quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.