

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48545202

RECEIVED
FEB 18 2025

GUARANTEE

Kittitas County CDS

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: February 6, 2025

Issued by:

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

CHICAGO TITLE INSURANCE COMPANY

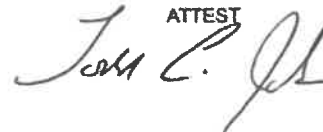
By:



President



ATTEST



Secretary

Steven Dougherty

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48545202

SUBDIVISION GUARANTEE

Order No.: 640084AM
Guarantee No.: 72156-48545202
Dated: February 6, 2025 at 7:30 A.M.

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

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:

Richard D. Lewis and Jennifer L. Lewis, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 640084AM
Policy No: 72156-48545202

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: 2025
Tax Type: County
Total Annual Tax: \$1,855.21
Tax ID #: 952784
Taxing Entity: Kittitas County Treasurer
First Installment: \$927.61
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$927.60
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$3,292.03
Tax ID #: 910733
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,646.02
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$1,646.01
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

7. Communication assessment for the year 2025, which becomes delinquent after April 30, 2025, if not paid.
Amount : \$35.00
Parcel No. : 910733

Note: This exception is for informational purposes only as the assessment is not a lien on real property.

8. Possibility of unpaid 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 therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

9. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$745,000.00
Mortgagor: Richard Lewis and Jennifer Lewis, a married couple
Mortgagee: Wheatland Bank
Recorded: February 12, 2021
Instrument No.: [202102120049](#)
Affects: Said premises and other land

10. Assignment of Rents, including the terms and provisions thereof,
Grantor: Richard Lewis and Jennifer Lewis
Lender: Wheatland Bank
Recorded: February 12, 2021
Instrument No.: [202102120050](#)
Affects: Said premises and other land

The following affect Tract A:

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: May 10, 2010
Book: 37 of Surveys Pages: 16 and 17
Instrument No.: [201005100049](#)
Matters shown:
a) Location of fencelines in relation to property boundaries
b) 20' Easement Q
c) Location of ditch
d) Notes contained thereon
12. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

The following affect Tract B:

13. Agreement and the terms and conditions contained therein
Between: Henry Busch and Ella Busch, husband and wife, and Chris Busch and Edith Busch, husband and wife
And: Kittitas Reclamation District
Purpose: Installation of pipeline and waiving damages
Dated: November 10, 1954
Instrument: [247660](#)
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: April 7, 2005
Book: 31 of Surveys Page: 47
Instrument No.: [200504070024](#)
Matters shown:
a) Location of irrigation pipe in relation to property boundary
b) Notes contained thereon
15. Covenants, conditions and restrictions, 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 28, 2005
Instrument No.: [200509280058](#)

Said Amended Declaration supercedes Declaration of Protective Covenants, Conditions and Restrictions, recorded August 1, 2005, under Auditor's File No. [200508010021](#).

16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by Busch Road Short Plat,
Recorded: May 21, 2007
Book: I (i) of Short Plats Page: 173 and 174
Instrument No.: [200705210032](#)
Matters shown:
a) Location of shed and shop in relation to property boundary
b) 20' Easement
c) Location of irrigation pipe in relation to property boundaries
d) Location of irrigation structure
e) Notes contained thereon

END OF EXCEPTIONS

Notes:

- a. 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.
- 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: Parcel 1, Book 37 of Surveys, pgs 16 and 17, ptn of the S Half of the NE Quarter of Section 29, Township 17 N, Range 20 E, W.M. and Lot 11A, BUSCH SHORT PLAT, Book I (i) of Short Plats, pgs 173 and 174, ptn of the S Half of Section 29, Township 17 N, Range 20 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

EXHIBIT 'A'

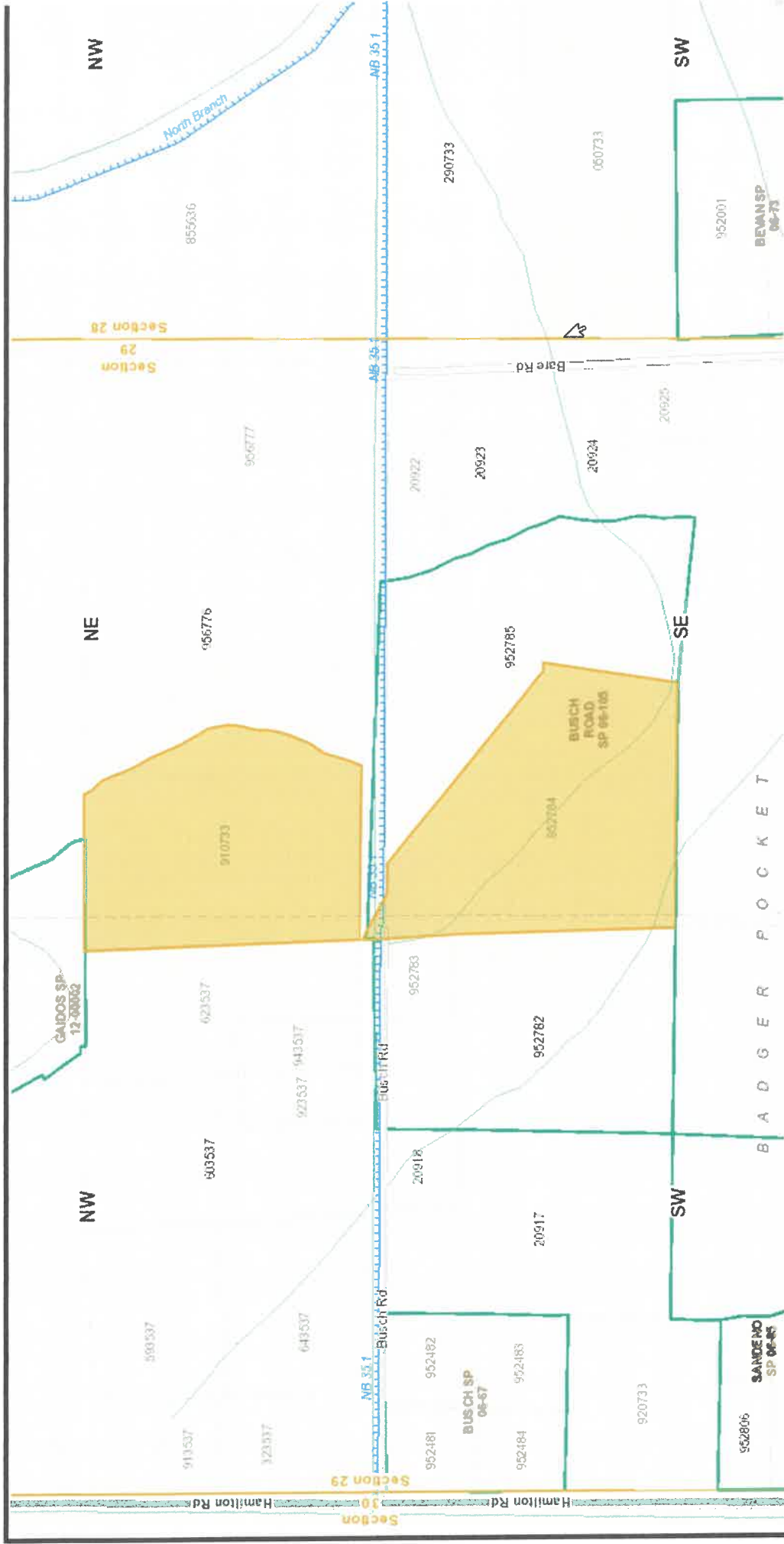
File No. 640084AM

TRACT A:

Parcel 1 of that certain Survey as recorded May 10, 2010, in Book 37 of Surveys, pages 16 and 17, under Auditor's File No. [201005100049](#), records of Kittitas County, Washington; being a portion of the South Half of the Northeast Quarter of Section 29, Township 17 North, Range 20 East, W.M.

TRACT B:

Lot 11A, of [BUSCH SHORT PLAT](#), Kittitas County Short Plat No. SP-06-105, as recorded May 21, 2007, in Book I (i) of Short Plats, pages 173 and 174, under Auditor's File No. 200705210032, records of Kittitas County, State of Washington; being a portion of the South Half of Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.



**Parcels 910733, 952784
Ellensburg, WA 98926**

THIS MAP IS FURNISHED AS AN
ACCOMMODATION STRICTLY FOR THE
PURPOSES OF GENERALLY LOCATING THE
LAND. IT DOES NOT REPRESENT A SURVEY
OF THE LAND OR IMPLY ANY
REPRESENTATIONS AS TO THE SIZE, AREA OF
ANY OTHER FACTS RELATED TO THE LAND
SHOWN THEREOF

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