

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568897

RECEIVED
SEP 13 2019

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: September 12, 2018

Issued by:
AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477


Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 
ATTEST

President
Secretary

Received By: Encompass

JUL - 3 2019

Engineering and Surveying

Parcel 10

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

Subdivision Guarantee Policy Number: 72156-46568897

UPDATED SUBDIVISION GUARANTEE

Order No.: 258325AM
Guarantee No.: 72156-46568897
Dated: June 28, 2019

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

Assured: Encompass Engineering & Surveying

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 10 of that certain Survey as recorded November 1, 2005, in Book 31 of Surveys, pages 231 through 235, under Auditor's File No. 200511010073, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 3, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Chris Landry, also shown of record as Christopher David Landry and Liza Landry, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 258325AM
Policy No: 72156-46568897

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: 2019
Tax Type: County
Total Annual Tax: \$4,504.64
Tax ID #: 18306
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,252.32
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$2,252.32
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-46568897

7. Liens, levies and assessments of the Granite Creek Owner's Association.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: Roads
Recorded: June 2, 1975
Instrument No.: 397236
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the South Half of the North Half and the North Half of the Southwest Quarter of said Section 3.
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: Roads
Recorded: November 19, 1975
Instrument No.: 401257
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across the South Half of the North Half and of the North Half of the Southwest Quarter of said Section 3.
10. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: Roads
Recorded: June 13, 1980
Instrument No.: 442514
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the Northeast Quarter of the Southwest Quarter and of the West Half of the Southwest Quarter of said Section 3.
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: The United States of America
Purpose: Roads
Recorded: August 8, 1985
Instrument No.: 489559
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of said Section 3.

13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989 and February 20, 1998
Instrument No.: 521473 and 199802200001
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.
14. Agreement and the terms and conditions contained therein
Between: PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantor, Plum Creek Timber Company, L.P., as Grantee, Meridian Minerals Company, a Montana Corporation, as reserved Mineral Owner, and Meridian Oil Inc., a Delaware Corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timberlands, L.P., a limited partnership of the State of Delaware, its successors and assigns
Purpose: Reconstruction, use and maintenance of existing roads
Recorded: December 14, 1999
Instrument No.: 199912140033
Affects: A strip of land sixty (60') feet in width with such additional widths as may be necessary for needed cuts and fills affecting a portion of said premises.
16. 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: August 17, 2000
Instrument No.: 200008170002

First Amendment of Declaration of Protective Covenants, Conditions and Restrictions of At Fowler Creek, filed February 23, 2004 under Auditor's File No. 200402230043.

Affidavit of Correction recorded December 28, 2004, under Auditor's File No. 200412280040.
17. Declaration of Nonexclusive Ingress, Egress and Utility Easements, and the terms and conditions thereof, executed by At Fowler Creek LLP.
Dated: August 15, 2000
Recorded: August 17, 2000
Auditor's File No.: 200008170003

Affidavit of Correction recorded December 28, 2004, under Auditor's File No. 200412280040.
18. 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: July 5, 2002
Instrument No.: 200207050013

Modification(s) of said covenants, conditions and restrictions
Recorded: August 3, 2006
Instrument No: 200608030016
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: November 1, 2005
Book: 31 of Surveys, Pages: 231 through 235
Instrument No.: 200511010073
Matters shown:
a) 60' access and utility easement

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Public
Purpose: Non-exclusive easement
Recorded: May 19, 2006
Instrument No.: 200605190005
Affects: Portion of said premises

21. The right of the United States of America, acting through the U.S. Forest Service or any of its agencies, to regulate or limit the right of access to and from said premises.

22. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$453,150.00
Trustor/Grantor: Christopher David Landry and Nurliawaty Binte Jalil, husband and wife
Trustee: First American Title
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Quicken Loans Inc.
Dated: July 2, 2018
Recorded: July 2, 2018
Instrument No.: 201807020035

Said Deed of Trust was rerecorded March 4, 2019 under Auditor's File No. 201903040002 to add legal Description.

The beneficial interest under said Deed of Trust was assigned of record to Charles Schwab Bank, a federal savings bank by assignment,

Recorded: August 10, 2018
Instrument No.: 201808100002

23. Any right, title and interest of Nurliawaty Binte Jalil,
As disclosed by: Deed of Trust
Recorded: July 2, 2018
Instrument No.: 201807020035

END OF EXCEPTIONS

Notes:

- 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: Parcel 10, Book 31 of Surveys, pgs 231-235, ptn SW Quarter of Section 3, Township 19N, Range 14E, 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