

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47151984

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: April 28, 2020

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

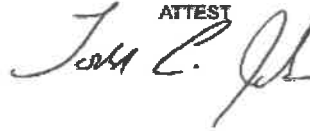


By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47151984

RECEIVED
MAY 04 2020
Kittitas Co. CDS

SUBDIVISION GUARANTEE

Order No.: 369496AM
Guarantee No.: 72156-47151984
Dated: April 28, 2020

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

Your Reference: 1781 and 1421 Cleman 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:

Tract 1

Parcel 1 of that certain Survey recorded November 28, 2016, in Book 40 of Surveys, at page 171, under Auditor's File No. 201611280017, records of Kittitas County, Washington; being a portion of the East Half of the Southeast Quarter of Section 14, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Tract 2

Parcel 2 of that certain Survey recorded November 28, 2016, in Book 40 of Surveys, at page 171, under Auditor's File No. 201611280017, being a portion of the East half of the Southeast Quarter of Section 14, and a portion of the East half of the Northeast Quarter of Section 23, all in Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Addie L. Graaff, a single person as her sole and separate property as to Tract 1. Brett M. Gibb and Kye J. Gibb, husband and wife as to Tract 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-47151984

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(SCHEDULE B)

Order No: 369496AM
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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: 2020
Tax Type: County
Total Annual Tax: \$2,505.26
Tax ID #: 10184
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,252.63
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$1,252.63
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

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7. Tax Year: 2020
Tax Type: Irrigation
Total Annual Tax: \$907.12
Tax ID #: 10184
Taxing Entity: Kittitas County Treasurer
First Installment: \$453.56
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$453.56
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
8. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$2,772.24
Tax ID #: 660133
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,386.12
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$1,386.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
9. Tax Year: 2020
Tax Type: Irrigation
Total Annual Tax: \$1,903.56
Tax ID #: 660133
Taxing Entity: Kittitas County Treasurer
First Installment: \$951.78
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$951.78
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
10. Communication assessment for the year 2020, which becomes delinquent after April 30, 2020, if not paid.
Amount: \$30.00
Parcel No. : 660133

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.

11. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

12. 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.
13. The provisions contained in deed from Peter Pederson and Mary Pederson,
Recorded: December 9, 1909,
Instrument No.: Book 19 of Deeds, page 355.
As follows: Right of way for irrigation ditches along the North and East boundary of the Northeast Quarter of said Section
Affects Tract 2
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Botta Land and Livestock, Inc., a Washington corporation..
Recorded: April 29, 1983
Book: 181, Page 361
Instrument No.: 470063
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.
Affects Tract 2
15. Easements reservations and dedications, as shown on record of survey.
Recorded: March 12, 1992
Instrument No.: 547258, Book 18 of Surveys, page 126
Affects Tract 2
16. The provisions contained in survey.
Recorded: March 12, 1992,
Instrument No.: Book 18 of Surveys, page 126.
As follows: Fence line lying within the Northerly boundary of Parcel A .
Affects Tract 2
17. Joint Use and Maintenance Agreement, including the terms and provisions thereof,
Recorded: March 16, 1992
Instrument No.: 547337, in Volume 329, page 1279
For: Underground irrigation mainline as described in Easement "R" set forth in survey recorded March 12, 1992 in Book 18 of Surveys, page 126
Affects Tract 2
18. A Mortgage to secure an original indebtedness of:
Dated: January 17, 2014
Amount \$510,000.00
Mortgagor: Kye J. Gibb and Brett M. Gibb, a married couple
Mortgagee: Northwest Farm Credit Services, FLCA
Recorded: December 30, 2014
Recorded No.: 201412300032
Affects portion of tract 2
19. Two Party Shared Well/Water User's Agreement, including the terms and provisions thereof,
Recorded: October 9, 2019
Instrument No.: 201910090014

20. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: John Reid Gibb
Secured Party: Farm Credit Services of America, PCA
Recorded: January 9, 2020
Instrument No.: 202001090034
21. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$200,000.00
Mortgagor: Brett M. Gibb and Kye J. Gibb
Mortgagee: Northwest Farm Credit Services, FLCA
Dated: March 17, 2020
Recorded: April 3, 2020
Instrument No.: 202004030020
22. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Brett M Gibb and Kye J Gibb
Secured Party: Northwest Farm Credit Services, FLCA
Recorded: April 3, 2020
Instrument No.: 202004030021
23. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Parke Creek, if it is navigable.
24. Any question of location, boundary or area related to the Parke Creek, including, but not limited to, any past or future changes in it.
25. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

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: Portion Section 14, Township 17 N., Range 19, E.W.M. and Parcel A Book 18, page 126, Section 23, 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