

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474171

GUARANTEE

RECEIVED
JUL 18 2024
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: May 17, 2024

Issued by:

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

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-48474171

SUBDIVISION GUARANTEE

Order No.: 635092AM
Guarantee No.: 72156-48474171
Dated: May 17, 2024

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

Your Reference: McKeown

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:

Patrick E. McKeown, also shown of record as Patrick E. McKeown, Sr., and Cristy G. McKeown,
husband and wife

END OF SCHEDULE A

(SCHEDULE B)

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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: 2024
Tax Type: County
Total Annual Tax: \$2,839.42
Tax ID #: 075335
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,419.71
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,419.71
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$683.24
Tax ID #: 085335
Taxing Entity: Kittitas County Treasurer
First Installment: \$341.62

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First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$341.62
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

7. Lien of real estate excise sales tax upon any sale of the Land, if unpaid. Forms can be obtained on the Department of Revenue website <https://dor.wa.gov/forms-publications/forms-subject/real-estate-excise-tax-forms>.

Any questions regarding the applicability or calculation of the excise tax should be directed to the Kittitas County Treasurer <https://www.co.kittitas.wa.us/treasurer/default.aspx>.
8. The records show certain notices of location, proofs of labor, conveyances, mortgage and liens affecting mining claims and mining property within the boundaries of the lands above described or encroaching thereon, and the company does not insure against the right title, claim, lien or interest of any person or corporation to any such mining claims, or mining rights.
(Affects Parcel A)
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 Pacific Telephone and Telegraph Company
Purpose: The right to erect and maintain poles, with the necessary wires and fixtures thereon
Recorded: November 12, 1924
Instrument No.: [75774](#) and [83269](#)
Affects: A portion of the said West Half of the Southeast Quarter. The exact location of which is not disclosed of record
10. 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 Utility District No. 1
Purpose: An electric transmission or distribution line
Recorded: July 18, 1940
Instrument No.: [155293](#) and [155294](#)
Affects: A portion of said West Half of the Southeast Quarter. The exact location of which is not disclosed of record
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: An undisclosed purpose
Recorded: March 31, 1959
Instrument No.: [275209](#)
Affects: An easement over a 200 foot strip along the North line of Melvin Bryant's Association claim in Section 10; we are unable to determine if said easement affects said premises
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress
Affects: That portion of said premises lying within those certain roads known as Deer Gulch Road and Dredge Pond Road, the exact location of which are not disclosed of record. All as disclosed by various documents of record.
13. An easement for roadway over the present alignment or as may be subsequently relocated to benefit Lots B, C, and D of said record of Survey, recorded May 28, 1999, under Auditor's File No. [199905280047](#).
(Affects: Parcel A)

Effect, if any, of rerecorded deed recorded July 23, 1999 under Auditor's File No. [199907230013](#) and Affidavits recorded November 2, 2000 and March 26, 2001 under Auditor's File Nos. [200011020030](#) and [200103260002](#).

14. An easement for roadway over the present alignment or as may be subsequently relocated to benefit Lots B, C, and D of said record of Survey, recorded May 28, 1999, under Auditor's File No. [199905280048](#).
(Affects Parcel B)

Effect, if any, of rerecorded deed recorded July 23, 1999 under Auditor's File No. [199907230014](#) and Affidavits recorded November 2, 2000 and March 26, 2001 under Auditor's File Nos. [200011020030](#) and [200103260002](#).

15. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Order Granting Summary Judgment for Quiet Title, Ejectment and Injunctions
Recorded: June 10, 2013
Instrument No.: [201306100076](#)

Said Judgment was also filed to Kittitas County Superior Court Case No. 12-2-00135-1.

16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 16, 2013
Book: 38 of Surveys Page: 210
Instrument No.: [201308160003](#)
Matters shown:
a) Notes thereon
b) Location of a gate and a driveway as disclosed thereon

17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 1, 2013
Book: 38 of Surveys Page: 230 and 231
Instrument No.: [201310010018](#)
Matters shown:
a) Easements as located thereon
b) Narrative thereon
c) Fencelines in relation to boundaries
d) Notes thereon

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.

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: Ptn Parcel A & Parcel B, Bk 22/page 244; being ptn SE Quarter Section 10, Township 20N, Range 17E, 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),
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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. 635092AM

PARCEL A:

That portion of the West Half of the Southeast Quarter of Section 10, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at the East 1/16 corner of the South boundary line of said Section 10 and running North 89°46' West, on said line 342.0 feet;
Thence North 03°58' East, 300.00 feet;
Thence South 89°46' East, 50.0 feet;
Thence North 03°58' East, 752.9 feet;
Thence North 89°46' West, 200.0 feet to the East boundary line of the right of way of State Road No. 2;
Thence North 03°58' East, along said boundary line 285.0 feet to point of curve;
Thence along the arc of curve to the left on a radius of 1960 feet a distance of 317.0 feet to the North line of Deer Gulch Road;
Thence North 77°43' East, along said line 311.6 feet;
Thence North 50°45' East, along said line 100.0 feet to a point on the 1/16 Section line;
And Thence South 00°41' East on said 1/16 line 1,783.2 feet to the point of beginning;

EXCEPT that portion of said tract conveyed to the State of Washington for right of way of PSH No. 2, by deed dated December 13, 1961, recorded in [Book 109 of Deeds, page 335](#).

AND EXCEPT any portion lying South of the North line of Parcel conveyed to Laurie R. Donner by Deed recorded on October 28, 1975 under Auditor's File No. [400787](#).

AND EXCEPT a tract of land situated in the Northwest Quarter of the Southeast Quarter of said section, described as follows:

Commencing at a point on the 1/16 section line which is 651.0 feet South 00°41' East of the center-East 1/16 section corner of Section 10;
Thence running South 00°41' East on said line 210.0 feet;
Thence South 50°45' West 100.0 feet;
Thence South 77°43' West 311.6 feet to the East line of State Road No. 2 right of way;
Thence Northerly along said right of way line on a curve to the left with a radius of 1,960 feet for a distance of 281.4 feet;
Thence North 81°55' East 435.0 feet to the place of beginning;

Situate in the County of Kittitas, State of Washington.

(Also known as Lot A of Surveys filed in [Book 22 of Surveys, Page 244](#), excepting that portion described in Order Granting Summary Judgment for Quiet Title, Ejectment and Injunction, filed May 3, 2013 under Kittitas County Superior Court Case No. [12-2-00135-1](#).)

PARCEL B:

That portion of the West Half of the Southeast Quarter of Section 10, Township 20 North, Range 17 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the East 1/16 section corner on the South boundary of said Section 10 and running North
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89°46' West on said boundary 342.0 feet;
Thence North 3°58' East, 300.00 feet;
Thence South 89°46' East, 50.0 feet;
Thence North 3°58' East, 752.9 feet;
Thence North 89°46' West, 200.00 feet to the East right of way line of State Road No. 2;
Thence North 3°58' East along said line, 270.0 feet to the true point of beginning;
Thence continuing 15.0 feet to a point of curve;
Thence along the arc of curve to the left on a radius of 1,960 feet for a distance of 135.0 feet;
Thence Easterly 380 feet, more or less, to a point on the 1/16 section line distant, 1,473.2 feet Northerly
of said East 1/16 section corner of the South boundary;
Thence South along the 1/16 section line, 150.0 feet;
Thence Westerly 380 feet, more or less, to the point of beginning;
EXCEPT that portion lying within State Highway No. 2.

(Also known as Lot B of Surveys filed in [Book 22 of Surveys, page 244](#))

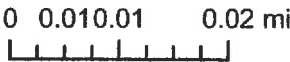
Kittitas County COMPAS Map



Date: 5/10/2024

Disclaimer:
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1 inch equals 94 feet



Kittitas County COMPAS Map



Kittitas County GIS

Date: 5/10/2024

1 inch equals 94 feet

0 0.01 0.02 mi



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