

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322136

2nd 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: May 30, 2024 at 7:30 a.m.

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

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

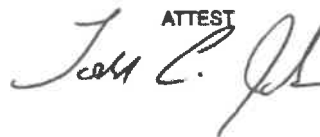
CHICAGO TITLE INSURANCE COMPANY



By: 

By:

President

ATTEST


Secretary

Subdivision Guarantee Policy Number: 72156-48322136

UPDATED SUBDIVISION GUARANTEE

Order No.: 600762AM
Guarantee No.: 72156-48322136
Dated: May 30, 2024 at 7:30 a.m.

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

Your Reference:

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:

A parcel of land lying within Section 16, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington. Said parcel of land lying within that property described under Warranty Deed filed under Volume 331, page 1665, under Auditor's File No. 549373, and being more particularly described as:

COMMENCING at the South quarter corner of said Section 16, a found brass cap monument from which the North quarter corner of said Section 16, a found aluminum cap, bears North 00°13'34" West, a distance of 5,409.85 feet;
THENCE along the North-South centerline of said section North 00°13'34" West, a distance of 3,171.35 feet to the Southerly right of way line of the ME line of SR 90 as depicted on Sheet 22 of 27 PSH 7 (SR 90) and PSH 3 (SR 90) (SR 82) Bull Road to Renslow, dated July 23, 1953 and the True Point of Beginning;
THENCE along said Southerly right of way line North 59°06'42" West, a distance of 492.92 feet;
THENCE leaving said Southerly right of way line South 23°55'02" West, a distance of 287.57 feet;
THENCE South 05°35'27" West, a distance of 481.64 feet;
THENCE North 85°20'47" East, a distance of 598.96 feet;
THENCE North 02°59'49" East, a distance of 121.91 feet;
THENCE South 83°07'43" East, a distance of 487.47 feet;
THENCE North 75°43'49" East, a distance of 52.84 feet;
THENCE North 45°34'29" East, a distance of 35.27 feet to a point on the Southerly right of way line of said ME line;
THENCE along said Southerly line North 59°06'42" West a distance of 566.31 feet to Station 68+50;
THENCE continuing along said Southerly line South 30°53'18" West a distance of 5.00 feet;
THENCE North 59°06'42" West a distance of 103.30 feet to the True Point of Beginning;

EXCEPT right of way for Boylston Road.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-48322136

NH2G LLC, a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 600762AM
Policy No: 72156-48322136

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: \$3,421.00
Tax ID #: 330733
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,710.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,710.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

7. 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

Subdivision Guarantee Policy Number: 72156-48322136

Auditor's File No. [208267](#), no search having been made therefore.

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

8. Reservations contained in Deeds from the State of Washington, recorded August 25, 1923, in Volume 39, Page 207, under Auditor's File No. [70935](#), recorded August 25, 1965, in Volume 120, Page 9, under Auditor's File No. [323580](#), and recorded June 18, 1968, in Volume 129, Page 406, under Auditor's File No. [347936](#), affecting various portions of the premises herein described.

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. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed recorded June 30, 1967, in Volume 125, page 723, in the office of the recording officer of Kittitas County, Washington, under recording No. [339765](#) and Deed recorded October 6, 1967, in Volume 126, Page 756, under recording No. [342094](#).
To : The State of Washington

Said instruments reserve the right of reasonable access to the ME line of said Highway

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: Farm Service Agency (FSA)
Purpose: Ingress and egress and all other stated purposes
Recorded: May 4, 1998
Instrument No.: [199805040028](#)
11. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Book 23 of Surveys, page 96
Recorded: March 12, 1998
Instrument No.: [199803120002](#)
Fact(s):
 - a) The effect, if any of discrepancies between illustrated legal description and fenceline along the Westerly boundary of said premises
 - b) Twenty foot ingress and egress easement
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 5, 1999
Book: 24 of Surveys Page: 40 through 43
Instrument No.: [199903050030](#)
Matters shown:
 - a) Easements thereon
 - b) Notes thereon
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: PUD District No. 1 of Kittitas County
Purpose: Ingress and egress to install, alter, improve, extend, change, replace, relocate, monitor, remove, reconstruct, renew and test electric distribution, transmission and communication facilities and all other stated purposes
Recorded: April 15, 2022
Instrument No.: [202204150015](#)
14. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$210,600.00
Trustor/Grantor: NH2G LLC, a Washington Limited Liability Company

Subdivision Guarantee Policy Number: 72156-48322136

Trustee: Kittitas Title and Escrow
Beneficiary: Eretz Capital LLC, a Washington Limited Liability Company
Dated: June 23, 2023
Recorded: June 23, 2023
Instrument No.: [202306230016](#)

15. Unrecorded leaseholds, if any, and the rights of tenants.
16. Agreement and the terms and conditions contained therein
Between: 31 Hidden Acres Dr
And: 33 Hidden Acres Dr
Purpose: Two Party Shared Well Water Users Agreement
Recorded: April 15, 2024
Instrument No.: [202404150012](#)
17. 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: May 28, 2024
Instrument No.: [202405280025](#)

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.

We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded: September 8, 2004

Auditor's File No.: [200409080002](#)

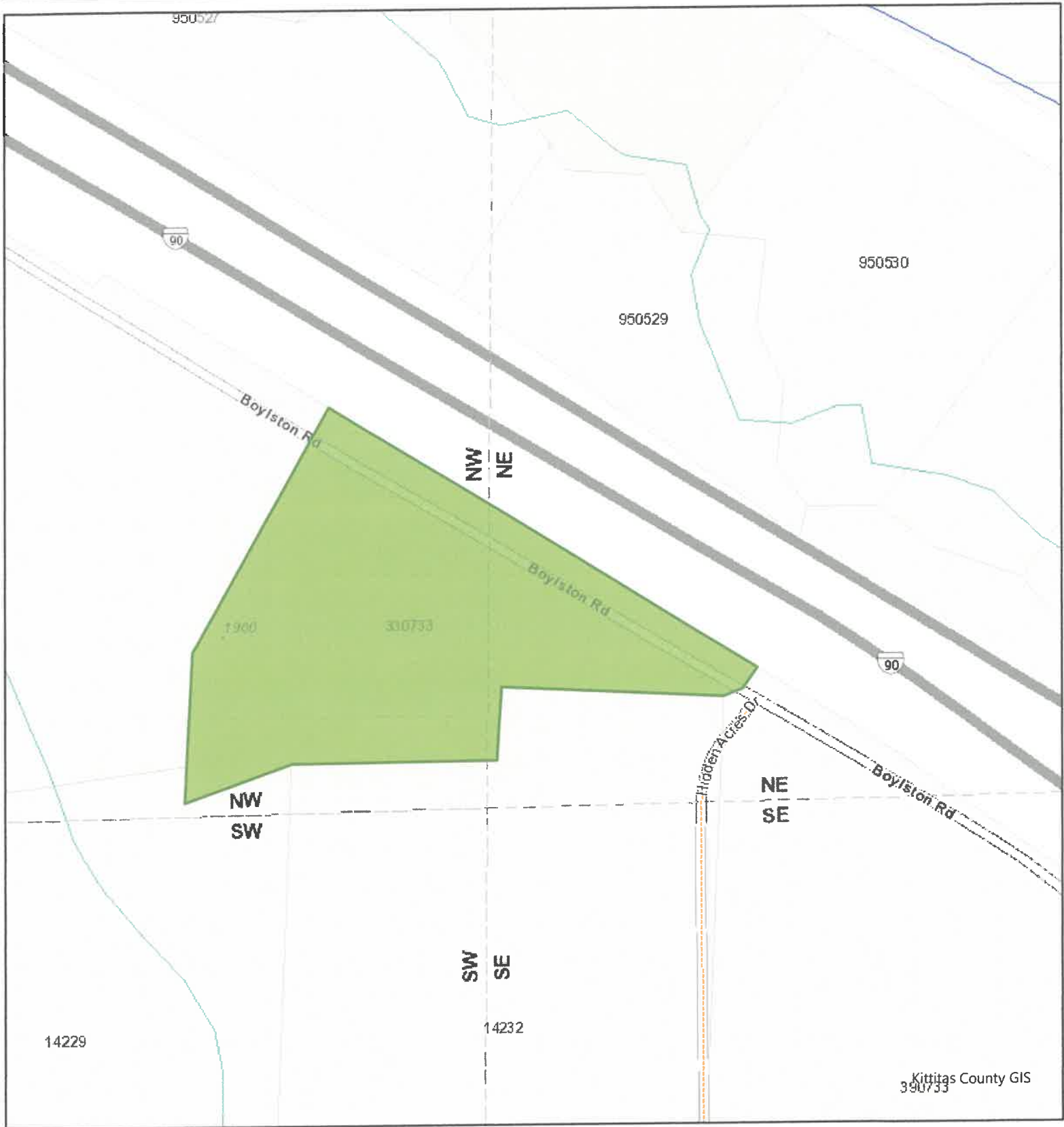
Manufactured Home: 1987 Liber 70' x 14' VIN: 09L21971

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 Section 16, Township 17N, Range 20E, 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

Kittitas County COMPAS Map



Kittitas County GIS

Date: 7/18/2023

1 inch equals 376 feet

0 0.02 0.04 0.09 mi



Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

