

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474151

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: July 22, 2024

Issued by:

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

Kami Sinclair

Authorized Signer

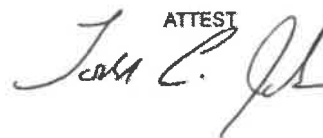
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Kittitas County CDS



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: 72156-48474151

SUBDIVISION GUARANTEE

Order No.: 629787AM
Guarantee No.: 72156-48474151
Dated: July 22, 2024

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

Your Reference: 1421 Hanson Rd., Ellensburg, WA 98926

Assured: Michael J. Fahlgren and Mary Eileen Fahlgren

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:

Michael J. Fahlgren and Mary Eileen Fahlgren, a married couple

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. 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: \$6,778.24
Tax ID #: 178333
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,389.12
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$3,389.12
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

5. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$35.00 (Due)
Parcel No. : 178333

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.

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6. 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.

7. 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 West Side Irrigating Co., a corporation
Purpose: Canal
Recorded: August 8, 1913
Instrument No.: 35548
Affects: A portion of said premises

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.

Note No. 2: 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 of Section 5, Township 17 N, Range 18 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. 629787AM

That portion of Section 5, Township 17 North, Range 18 East, W.M., Kittitas County, Washington, which is bounded by a line described as follows:

Beginning 30 feet West of the East Quarter corner of said Section 5, and running thence South 05°23' East, along the West boundary of the County Road, 99.0 feet to the true point of beginning;
Thence South 05°23' East, 558.81 feet;
Thence North 87°52' West, 50.00 feet;
Thence North 55°45' West, 620 feet;
Thence North 40°50' West, 150.00 feet;
Thence North 20°35' West, 88.25 feet;
Thence North 89°09'16" East, 639.20 feet to the true point of beginning;

EXCEPT right of way of Hanson Road.