

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474184

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 31, 2024

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

CHICAGO TITLE INSURANCE COMPANY

By: _____ President

ATTEST _____ Secretary

Steven Dougherty
Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48474184

SUBDIVISION GUARANTEE

Order No.: 638982AM
Guarantee No.: 72156-48474184
Dated: May 31, 2024 at 7:30 A.M.

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

Your Reference:

Assured: Jeff Stubbs

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:

Wildwood Ranch, LLC, a Washington limited liability company

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.usor call their office at (509) 962-7535.

   Tax Year: 2024
   Tax Type: County
   Total Annual Tax: $839.35
   Tax ID #: 623134
   Taxing Entity: Kittitas County Treasurer
   First Installment: $419.68
   First Installment Status: Paid
   First Installment Due/Paid Date: April 30, 2024
   Second Installment: $419.67
   Second Installment Status: Due
   Second Installment Due/Paid Date: October 31, 2024

7. Possibility of tap or connection charges levied by the City of Cle Elum, Washington, with respect to connection to either the city water or sewer facilities, notice of which is given by instrument recorded April 15, 1994, in Volume 353, page 1003, under Kittitas County Auditor's File No. 569881.

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8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Coal Company, a corporation.
Book: "X" of Deeds, Page 458
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. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 8, 2000
Book: 25 of Surveys Page: 52
Instrument No.: 200006080002
Matters shown:
a) Location of fencelines in relation to property boundaries

10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 10, 2023
Book: 45 of Surveys Page: 115
Instrument No.: 202303100032
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon

11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $225,000.00
Trustor/Grantor: Wildwood Ranch, LLC, a Washington limited liability company
Trustee: AmeriTitle, LLC
Beneficiary: Matthew Chambers and Debra A. Carter, husband and wife
Dated: May 11, 2023
Recorded: May 16, 2023
Instrument No.: 202305160009

12. Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of the Land referenced herein as vacated street or alley, vacated by instrument number: 202310060040

END OF EXCEPTIONS

Notes:

a) 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: Lots 7 and 8, STEINER'S GARDEN TRACTS NO. 3, Book 3 of Plats, pg 20.

b) Any map or sketch enclosed as an attachment herewith is furnished for informational 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: 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. 638982AM

Lots 7 and 8, STEINER'S GARDEN TRACTS NO. 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 20, records of said County;

TOGETHER WITH that portion of vacated right-of-way to the East, which would accrue thereto by operation of law.

Kittitas County COMPAS Map



Date: 6/10/2024

1 inch equals 376 feet

0 0.02 0.04 0.09 mi



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