

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48209213

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: December 14, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

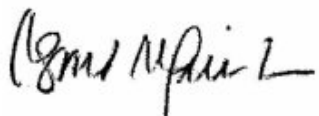

Hannah Hall

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By: 
ATTEST 
President
Secretary

Subdivision Guarantee Policy Number: 72156-48209213

SUBDIVISION GUARANTEE

Order No.: 573799AM
Guarantee No.: 72156-48209213
Dated: December 14, 2022 at 7:30 A.M.

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

Your Reference: NKA E Bender Rd, Ellensburg, WA 98926

Assured: Bill Sparks

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:

Lots 3 and 4, of [PRIEBE SHORT PLAT](#), Kittitas County Short Plat No. SP-96-27, as recorded May 18, 1999, in Book F of Short Plats, pages 32 and 33, under Auditor's File No. 199905180029, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

William F. Sparks and Sandra N. Sparks, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 573799AM
Policy No: 72156-48209213

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: 2022
Tax Type: County
Total Annual Tax: \$395.99
Tax ID #: 14455
Taxing Entity: Kittitas County Treasurer
First Installment: \$198.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$197.99
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

7. Tax Year: 2022
Tax Type: Irrigation
Total Annual Tax: \$62.00
Tax ID #: 14455
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$31.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$395.99
Tax ID #: 14456
Taxing Entity: Kittitas County Treasurer
First Installment: \$198.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$197.99
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
9. Tax Year: 2022
Tax Type: Irrigation
Total Annual Tax: \$62.00
Tax ID #: 14456
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$31.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
10. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. [420037](#).
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Priebe Short Plat,
Recorded: May 18, 1999
Book: "F" Page: 32 and 33
Instrument No.: [199905180029](#)
Matters shown:
 - a) Dedication thereon
 - b) Easements thereon
 - c) Notes thereon
 - d) Location of fencelines in relation to boundaries
12. Encroachment of a fence appurtenant to said premises onto land adjoining on the North, South, and East as disclosed by the Priebe Short Plat, as recorded May 18, 1999, in Book F of Short Plats, pages 32 and 33, under Auditor's File No. [199905180029](#).

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: Lots 3 and 4, PRIEBE SHORT PLAT, Book F of Short Plats, pgs 32 and 33, ptn of the SE Quarter of Section 26, Township 18 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

NKA E Bender Rd



Date: 12/19/2022

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.

1 inch equals 94 feet

