

# **stewart** SUBDIVISION GUARANTEE

**Guarantee No.:** G-O-0000-161223168

**Fee:** \$300.00

**Tax:** \$25.20

**Order No.:** 589714AM

**Dated:** May 1, 2023

ISSUED BY

## STEWART TITLE GUARANTY COMPANY

Stewart Title Guaranty Company (the "Company"), guarantees the County of and Kittitas any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Countersigned by:

*Dallas Thornton*

Authorized Countersignature

**Kittitas Title and Escrow**  
208 W Ninth, Ste. 6  
Ellensburg, WA 98926



\_\_\_\_\_  
**Frederick H. Eppinger**  
President and CEO

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**David Hisey**  
Secretary

<b>Guarantee Serial No.</b>	<b>G-O-0000-161223168</b>
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In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

**SCHEDULE A**

Order Number: 589714AM

Prepared by: Dallas Thornton  
Guarantee No.: G-O-0000-161223168

Effective Date: May 1, 2023  
Premium: \$300.00  
Sales Tax: \$25.20

OWNERS: Patrick Lee Hansen and Laura Jean Hansen, husband and wife

LEGAL DESCRIPTION:

PARCEL 1:

That portion of the East Half of the Southeast Quarter of Section 14, Township 17 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, bounded by a line described as follows:

Beginning at the Southeast corner of said Section 14, thence North along the East line of said Section 14, 1183.38 feet; thence North 61°01'00" West, 247.99 feet; thence North 70°15'00" West, 137.01 feet; thence North 59°41'00" West, 310.64 feet; thence South 89°19'40" West, 141.18 feet to the true point of beginning; thence South 89°19'40" West, 121.25 feet; thence North 79°42'50" West, 130.58 feet; thence North 32°53'50" West, 83.65 feet; thence North 02°17'40" East, 89.10 feet; thence East 230.33 feet; thence South 18°40'50" East, 191.25 feet to the true point of beginning.

PARCEL 2:

Parcel A as described and/or delineated on that certain Survey as recorded August 6, 1998, in Book 23 of Surveys, pages 178 and 179, under Auditor's File No. 199808060004, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 17 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

SUBJECT TO:

1. 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: 2023  
Tax Type: County  
Total Annual Tax: \$546.00  
Tax ID #: 214933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$273.00  
First Installment Status: Paid  
First Installment Due/Paid Date:  
Second Installment: \$273.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

Tax Year: 2023

**WA Subdivision Guarantee**

Tax Type: County  
Total Annual Tax: \$3,702.56  
Tax ID #: 204933  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,851.28  
First Installment Status: Paid  
First Installment Due/Paid Date:  
Second Installment: \$1,851.28  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023  
Levy Code: 91 11  
Land use/DOR code: 22  
Land Value: \$52,120.00  
Improvements: \$0.00

2. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$480,000.00  
Trustor/Grantor: Patrick Lee Hansen and Laura Jean Hansen, husband and wife  
Trustee: Kittitas Title and Escrow  
Beneficiary: Umpqua Bank  
Dated: December 18, 2020  
Recorded: December 28, 2020  
Instrument No.: 202012280066
3. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Gertrude Nelson  
Purpose: Ingress and egress for the purpose of hauling wood and driving cattle and all other stated purposes  
Recorded: August 9, 1941  
Instrument No.: 163268  
Book 64, Page 41
4. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Larry G. Jammes, his heirs, successors and assigns  
Purpose: Ingress, egress and utilities and all other stated purposes  
Recorded: October 3, 1991  
Instrument No.: 543557  
Book 325, Page 1603

Said instrument is a re-record of instrument recorded under Auditor's File No. 541805.

5. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Rex Wirth and Carol Wirth, husband and wife  
Purpose: Ingress, egress and utilities and all other stated purposes  
Recorded: October 3, 1991  
Instrument No.: 543558  
Book 325, Page 1607

Said instrument is a re-record of instrument under Auditor's File No. 541806.

6. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Larry Jammes  
Purpose: Ingress, egress and utilities  
Recorded: May 14, 1993  
Instrument No.: 559455  
Book 342, Page 493

**WA Subdivision Guarantee**

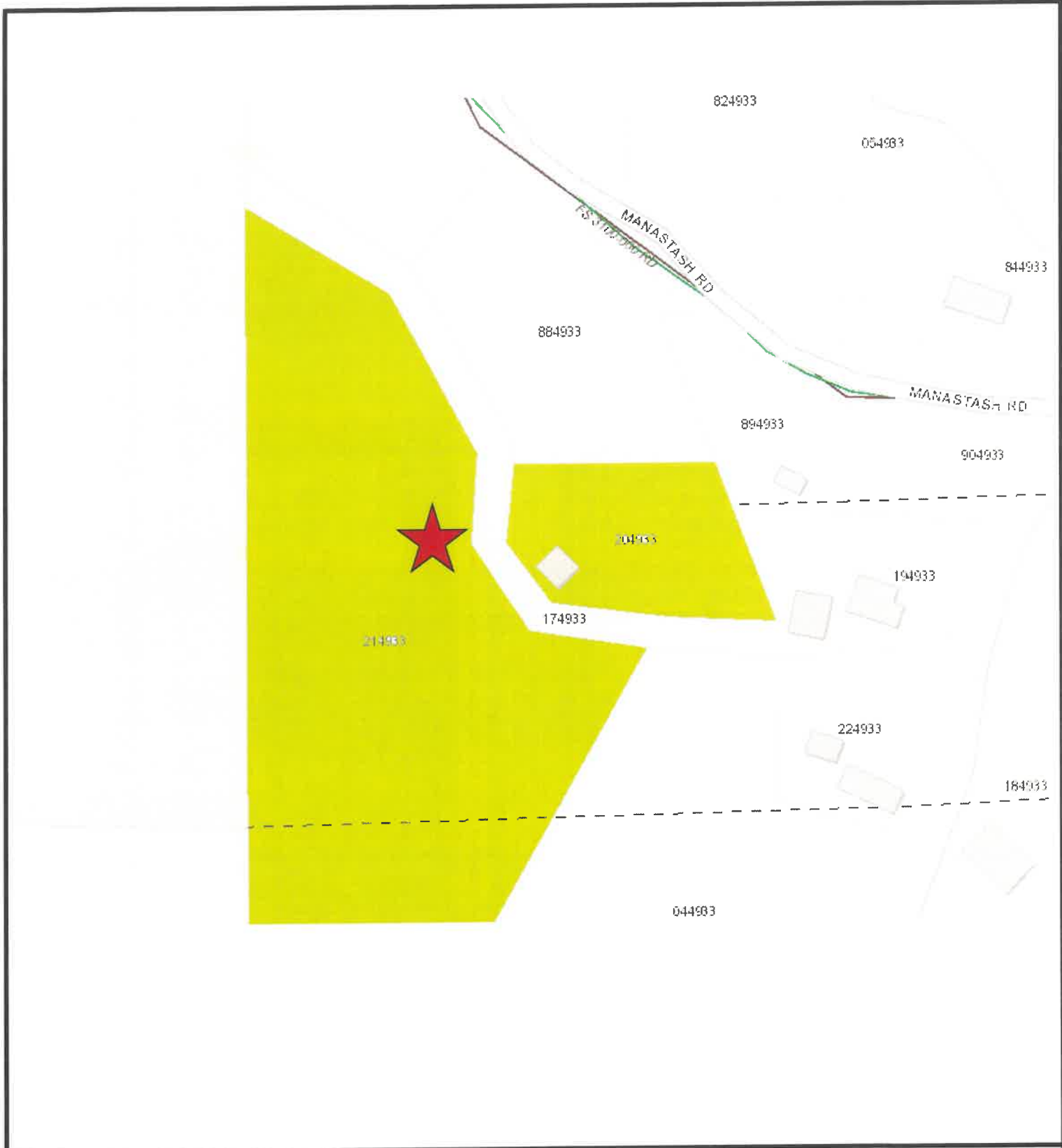
7. Terms, provisions and restrictios regarding the appurtenant access easement as entered November 22, 1993, and by Order Clarifying Scope of Easement entered December 8, 1997 in Kittitas County Superior Court Cause No. 93-2-00121-8, and in Easement Conveyed recorded May 14, 1993 in Volume 342 of Deeds, Page 496, under Kittitas County Auditor's File No. 559456.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Daniel and Sharon Jonassen, husband and wife, and David and Carol Voss, husband and wife, their heirs successors and assigns  
Purpose: Ingress, egress and utilities and all other stated purposes  
Recorded: March 6, 2000  
Instrument No.: 200003060031
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: David and Carol Voss, husband and wife  
Purpose: Ingress, egress and utilities and all other stated purposes  
Recorded: March 6, 2000  
Instrument No.: 200003060032
10. A record of Survey, including the terms and provisions thereof,  
Recorded: August 6, 1998  
Instrument No.: 199808060004  
Book: 23, Page(s): 178-179
11. Easement Deed for Ingress and Egress, including the terms and provisions thereof,  
Recorded: April 4, 2023  
Instrument No.: 202304040008

**WA Subdivision Guarantee**

**Order Number:** 589714AM

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This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.



**NKA Mitchell Rd  
Ellensburg, WA 98926**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF