

  
**SUBDIVISION GUARANTEE**

Guarantee No.: G-6329-12264

Fee: \$300.00

Order No.: 451094AM

Tax: \$24.90

Dated: March 15, 2021

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:



Authorized Countersignature

**AmeriTitle**  
208 W Ninth, Ste. 6  
Ellensburg, WA 98926



Frederick H. Eppinger  
President and CEO



Denise Carraux  
Secretary

Guarantee Serial No.	G-6329-12264
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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: 451094AM

Prepared by: Dave Johnson  
Guarantee No.: G-6329-12264

Effective Date: March 15, 2021  
Premium: \$300.00  
Sales Tax: \$24.90

OWNERS: Lathrop Development Co., Inc., a Washington corporation

LEGAL DESCRIPTION:

Parcel B of that certain Survey as recorded June 2, 2004, in Book 30 of Surveys, Page 63, under Auditor's File No. 200406020024, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 12, Township 17 North, Range 18 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: 2021  
Tax Type: County  
Total Annual Tax: \$12,549.22  
Tax ID #: 298633  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$6,274.61  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$6,274.61  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021  
Levy Code: 22  
Land use/DOR code: 91  
Land Value: \$1,125,500.00  
Improvements:

2. 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.

3. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$600,000.00  
Mortgagor: Lathrop Development Co., Inc., a Washington corporation  
Mortgagee: Bull Road Development, Inc., a Washington corporation

**WA Subdivision Guarantee**

Recorded: January 15, 2021  
Instrument No.: 202101150024

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: Thomas W. Bull II and Jonelle Bull, Curtis and Luci Bull, and Ken and Cathy Hash  
Purpose: Existing septic system and drainage and all other stated purposes  
Recorded: June 2, 2004  
Instrument No.: 200406020023
5. A record of Survey, including the terms and provisions thereof,  
Recorded: March 7, 1996  
Instrument No.: 199603070018  
Book: 21, Page(s): 230
6. A record of Survey, including the terms and provisions thereof,  
Recorded: August 30, 2002  
Instrument No.: 200208300001  
Book: 28, Page(s): 9
7. A record of Survey, including the terms and provisions thereof,  
Recorded: June 2, 2004  
Instrument No.: 200406020024  
Book: 30, Page(s): 63

**WA Subdivision Guarantee**

**Order Number:** 451094AM

**Guarantee No.:** G-6329-12264

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.

FD ENCASED MON.  
LAST VISITED  
JULY 2002

C/L KITTITAS HWY.

EXISTING

08°12' W C/L KITTITAS HWY.  
21.175

DETAIL - NOT TO SCALE

PARCEL 1  
BOOK 28  
RECORDS  
NORTHEA  
W.M., KIT  
  
PARCEL 2  
ON SURV  
KITTITAS  
OF SECT  
WASHINGTON

NOTES:

1. THIS DIM - 52 AND PRI LOCATE TRAVEL AL R.R. A
2. THIS WHICH 4
3. THE KITTITAS BASED ON R.R. KIT
4. THE BOUNDARY 17 18
5. A H PARCEL DRAINAGE BENEFIT ARE RE

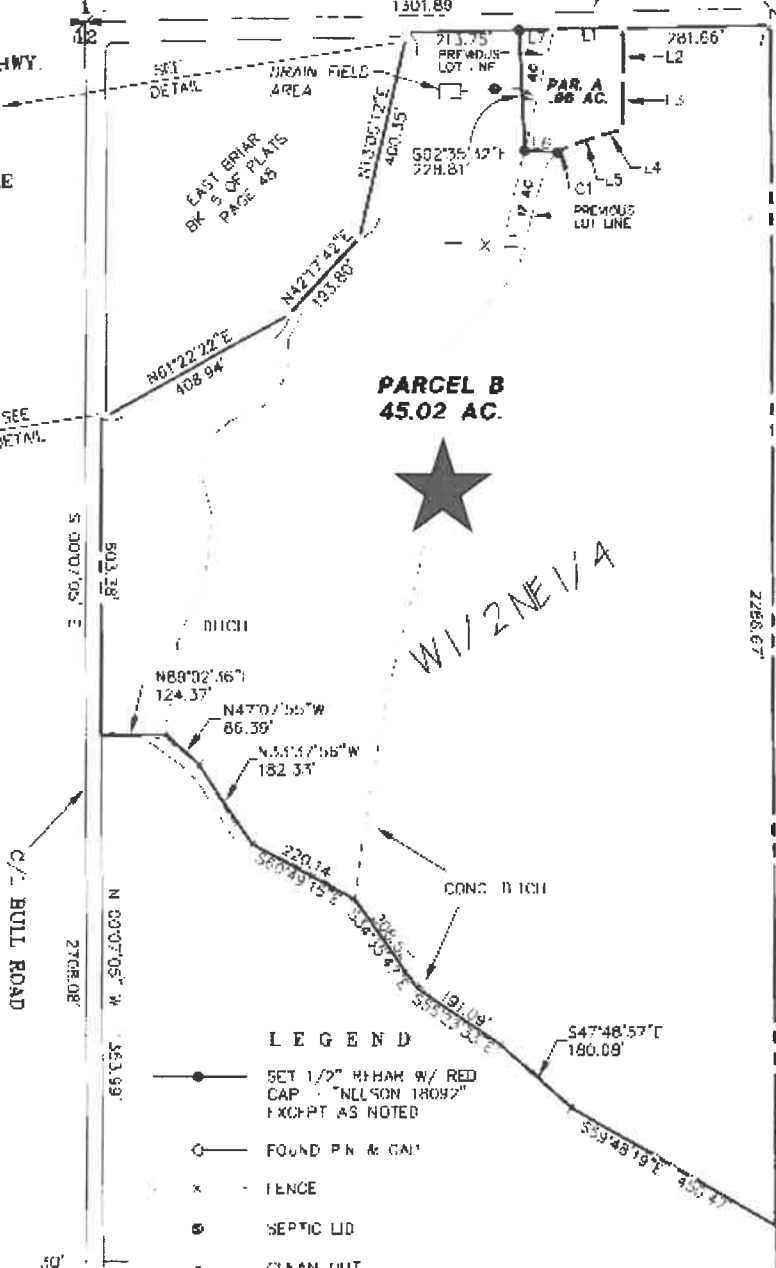
PARCEL B  
45.02 AC.



W 1/2 NE 1/4

SEE DETAIL  
EAST BRUAR  
BK 9 OF PLATS  
PAGE 45  
S 00°07'05" E  
11.38'  
N 00°07'05" W

TAIL - NOT TO SCALE



LEGEND

- SET 1/2" W/HAH W/ RED CAP - "NELLSON 18092" EXCEPT AS NOTED
- FOUND PN & CAP
- x FENCE
- ⊙ SEPTIC LID
- DRAIN FLD

CURVE TABLE			
CURVE	DELTA	RADIUS	LEN
C1	21°00'16"	19.00'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°08'12"E	730.4
L2	N00°35'00"W	98.3
L3	N00°11'49"E	98.9
L4	N74°01'39"E	48.7
L5	N72°51'40"E	52.9
L6	S86°20'44"E	63.3



NKA Kittitas Highway  
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