

SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12262

Fee: \$300.00

Order No.: 431958AM

Tax: \$24.90

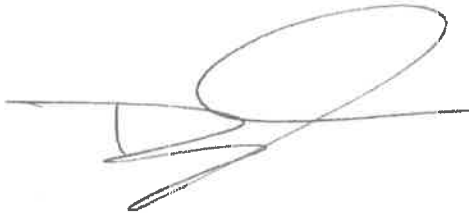
Dated: January 14, 2021

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

stewart
title guaranty company



Matt Morris
President and CEO



Denise Carraux
Secretary

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

Guarantee Serial No.	G-6329-12262
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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: 431958AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12262

Effective Date:
Premium: \$300.00
Sales Tax: \$24.90

OWNERS: John P. Ahlers and Lynn A. Ahlers, husband and wife

LEGAL DESCRIPTION:

Parcel A:

Lot 2 of UPLAND DEVELOPMENT, SP 04-08, recorded February 14, 2005, in Book H of Short Plats at Page(s) 20-21, under recording number 200502140066, Being a portion of Section 32, Township 20 North, Range 17 East, W.M., records of Kittitas County, State of Washington.

Parcel B:

Lot 4 of HARMON SHORT PLAT SP 10-00007 recorded January 18, 2019, in Book L of Short Plats at Page(s) 172 and 173, under Auditor's File No. 201901180036, Being a portion of the West half of the West half of Section 32, Township 20 North, Range 17 East, records of Kittitas County, State of Washington.

SUBJECT TO:

1. Liens, levies and assessments of the Five Star Ranches Owners Association.
2. 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: 2020
Tax Type: County
Total Annual Tax: \$5,176.55
Tax ID #: 20570
Taxing Entity: Kittitas County Treasurer
First Installment: \$5,176.55
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status:
Second Installment Due/Paid Date:

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$679.33
Tax ID #: 960884

WA Subdivision Guarantee

Taxing Entity: Kittitas County Treasurer
First Installment: \$679.33
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status:
Second Installment Due/Paid Date:
Levy Code: 44
Land use/DOR code: 11, 91
Land Value: \$123,850.00
Improvements: \$615,090.00

3. Declaration of Covenant (Onsite Septic System), including the terms and provisions thereof,
Recorded: July 31, 2014
Instrument No.: 201407310006

Affects Parcel A

4. Water Mitigation Certificate, including the terms and provisions thereof,
Recorded: July 31, 2014
Instrument No.: 201407310007

Affects Parcel A

5. Survey, including the terms and provisions thereof,
Recorded: July 3, 1997
Instrument No.: 199707030004
Book: 22 of Surveys, Page: 215

Affects Parcel A

6. Survey, including the terms and provisions thereof,
Recorded: October 23, 1997
Instrument No.: 199710230010
Book: 23 of Surveys, Page: 9

Affects Parcel A and B

7. Survey, including the terms and provisions thereof,
Recorded: October 23, 1997
Instrument No.: 199712300011
Book: 23 of Surveys, Page: 10

Affects Parcel A and B

8. Survey, including the terms and provisions thereof,
Recorded: June 12, 2012
Instrument No.: 200206120052
Book: 27 of Surveys, Page: 181
9. Declaration of Covenants, including the terms and provisions thereof,
Recorded: March 2, 2005 and March 17, 2005
Instrument No.: 200503020029 and 200503170019

Affects Parcel A

10. Upland Development as shown on Short Plat No. 04-08, including but not limited to:
Recorded: February 14, 2005
Instrument No.: 200502140066
Book: H, Page: 20-21
A. Dedication

WA Subdivision Guarantee

B. Notes

Affects Parcel A

11. Road Maintenance Agreement, including the terms and provisions thereof,
Recorded: August 7, 2018
Instrument No.: 201808070001

Said agreement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Affects Parcel B

12. Water System Agreement, including the terms and provisions thereof,
Recorded: August 7, 2018
Instrument No.: 201808070002

Affects Parcel B

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 3, 1997
Instrument No.: 199712030008

Affects Parcel B

14. Declaration of Covenant (Onsite Septic System), including the terms and provisions thereof,
Recorded: March 31, 2017
Instrument No.: 201703310013

Affects Parcel B

15. Groundwater Mitigation Certificate, including the terms and provisions thereof,
Recorded: March 31, 2017
Instrument No.: 201703310014

Affects Parcel B

16. Declaration of Covenants for public water supplies, including the terms and provisions thereof,
Recorded: June 1, 2017
Instrument No.: 201703010028

Affects Parcel B

17. Harmon Short Plat as shown on Short Plat No. 10-00007, including but not limited to:
Recorded: January 18, 2019
Instrument No.: 201901180036
Book: L, Page: 172-173
A. Dedication
B. Notes

WA Subdivision Guarantee

Order Number: 431958AM

Guarantee No.: G-6329-12262

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.