

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12265

Fee: \$300.00

Order No.: 455196AM

Tax: \$24.90

Dated: 3/26/21

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



Frederick H. Eppinger
President and CEO



Denise Carraux
Secretary

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

Guarantee Serial No.	G-6329-12265
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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: 455196AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12265

Effective Date: 3/22/21
Premium: \$300.00
Sales Tax: \$24.90

OWNERS: James Dahlquist and Debbie Dahlquist, husband and wife

LEGAL DESCRIPTION:

Lot 1 of COLASURDO SHORT PLAT, SP 86-03, recorded December 31, 1986, in Book C of Short Plats at Page(s) 31, under recording number 501459, Being a portion of Section 12 Township 20 North, Range 13 East, W.M., records of Kittitas County, State of Washington.

Except the South 40 feet thereof,

Also Except that portion of land lying West of the following described line;

Commencing at the Northwest corner of said Lot 1, thence South 0° 45' 03" West along the West Line of said Lot 1 a distance of 262.88 feet, more or less, to a point being 40 feet North of the Southwest corner of said Lot 1;

Thence leaving the West Line of said Lot 1, South 89° 38' 14" East, a distance of 368.60 feet to the true point of beginning of this described line;

Thence North 0° 45' 03" East, a distance of 235.38 feet to the North line of said Lot 1 and the end of this description.

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: \$686.82
Tax ID #: 953282
Taxing Entity: Kittitas County Treasurer
First Installment: \$343.41
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$343.41
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Levy Code: 5
Land use/DOR code: 91
Land Value: \$82,500.00
Improvements: \$12,380.00

WA Subdivision Guarantee

2. Liens, levies and assessments of the Kittitas County Water District No. 3.
3. Reservations and exceptions, including the terms and conditions as contained in Statutory Warranty Deed:
Recorded: July 22, 1985
Recording No.: 489014
As follows: Grantees herein agree to deed to Kittitas County the N 22.5 feet of the premises adjoining the right of way for public road as established by judgment entered in Kittitas County Superior Court Case No. 17598, if the County agrees to maintain the road.
4. Declaration of Covenant (Onsite Septic System), including the terms and provisions thereof,
Recorded: October 14, 2010
Instrument No.: 201010140034
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: Pacific Telephone and Telegraph Company
Purpose: Communication systems and all other stated purposes
Recorded: March 3, 1948
Instrument No.: 199654

Covenant against blasting and/or discharge of explosives as contained in above instrument.
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: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution system and all other stated purposes
Recorded: December 22, 1958
Instrument No.: 273685

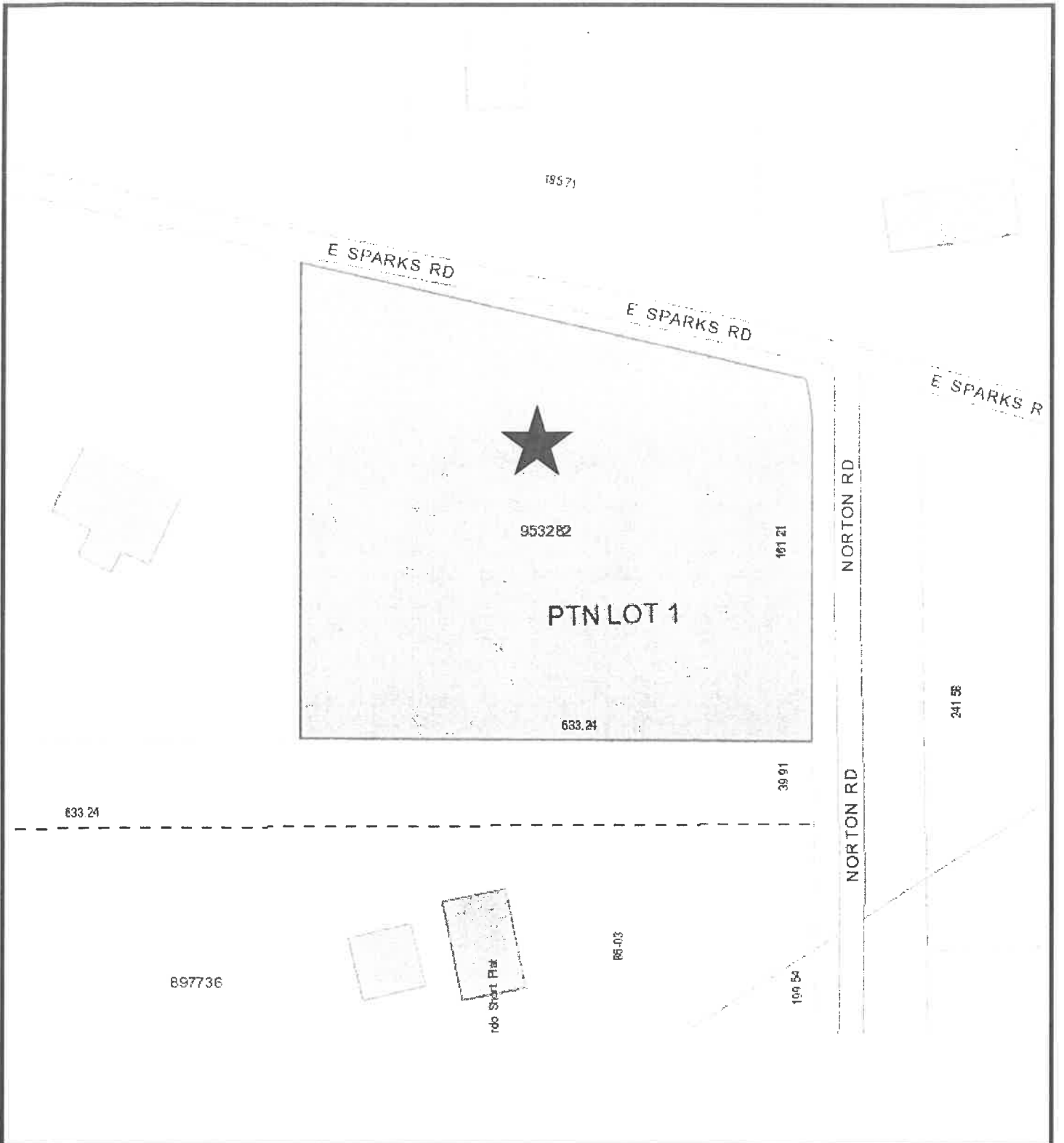
Covenant against blasting and/or discharge of explosives as contained in above instrument.
7. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Electric power transmission structures and all other stated purposes
Recorded: April 3, 1959
Instrument No.: 275288
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: Puget Sound Power and Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution system and all other stated purposes
Recorded: October 30, 1986
Instrument No.: 500178
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: Pacific Northwest Bell Telephone Company
Purpose: Underground communication lines and all other stated purposes
Recorded: May 27, 1987
Instrument No.: 504749
10. Easements, reservations, notes and/or dedications as shown on the official Colasurdo Short Plat, SP-86-03, recorded in Volume C of Plats, Page 31, under Kittitas County Auditor's File No. 501459.
11. Groundwater Mitigation Certificate, including the terms and provisions thereof,
Recorded: October 14, 2010
Instrument No.: 201010140035

WA Subdivision Guarantee

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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.



**31 Norton Rd
Easton, WA 98925**

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