

stewart
SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12267

Fee: \$300.00

Order No.: 463423AM

Tax: \$24.90

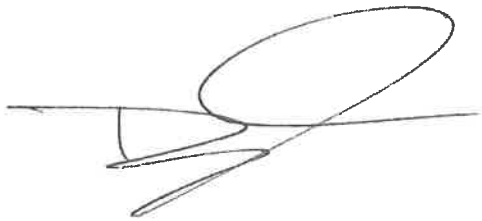
Dated: April 27, 2021

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



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

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

Guarantee Serial No.	G-6329-12267
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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: 463423AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12267

Effective Date: April 27, 2021
Premium: \$300.00
Sales Tax: \$24.90

OWNERS: Claudette A. Ritter and Timothy Karl Ritter, each as their separate estate, as to an indeterminate interest

LEGAL DESCRIPTION:

Lot 1, COLASURDO SHORT PLAT, Kittitas County Short Plat No. SP-86-03, as recorded December 31, 1986, in Book C of Short Plats, page 31, under Auditor's File No. 501459, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 12, Township 20 North, Range 13 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT the South 40 feet thereof.

AND Except that portion lying East of the following described line.

Commencing at the Northwest corner of said Lot 1; thence South 00°45'03" West along the West line of said Lot 1, a distance of 262.88 feet 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 00°45'03" East, a distance of 235.38 feet to the North line of said Lot 1 and the terminus of said line.

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: \$2,788.69
Tax ID #: 887736
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,394.35
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,394.34
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Levy Code: 5
Land use/DOR code: 11
Land Value: \$92,400.00
Improvements: \$309,870.00

WA Subdivision Guarantee

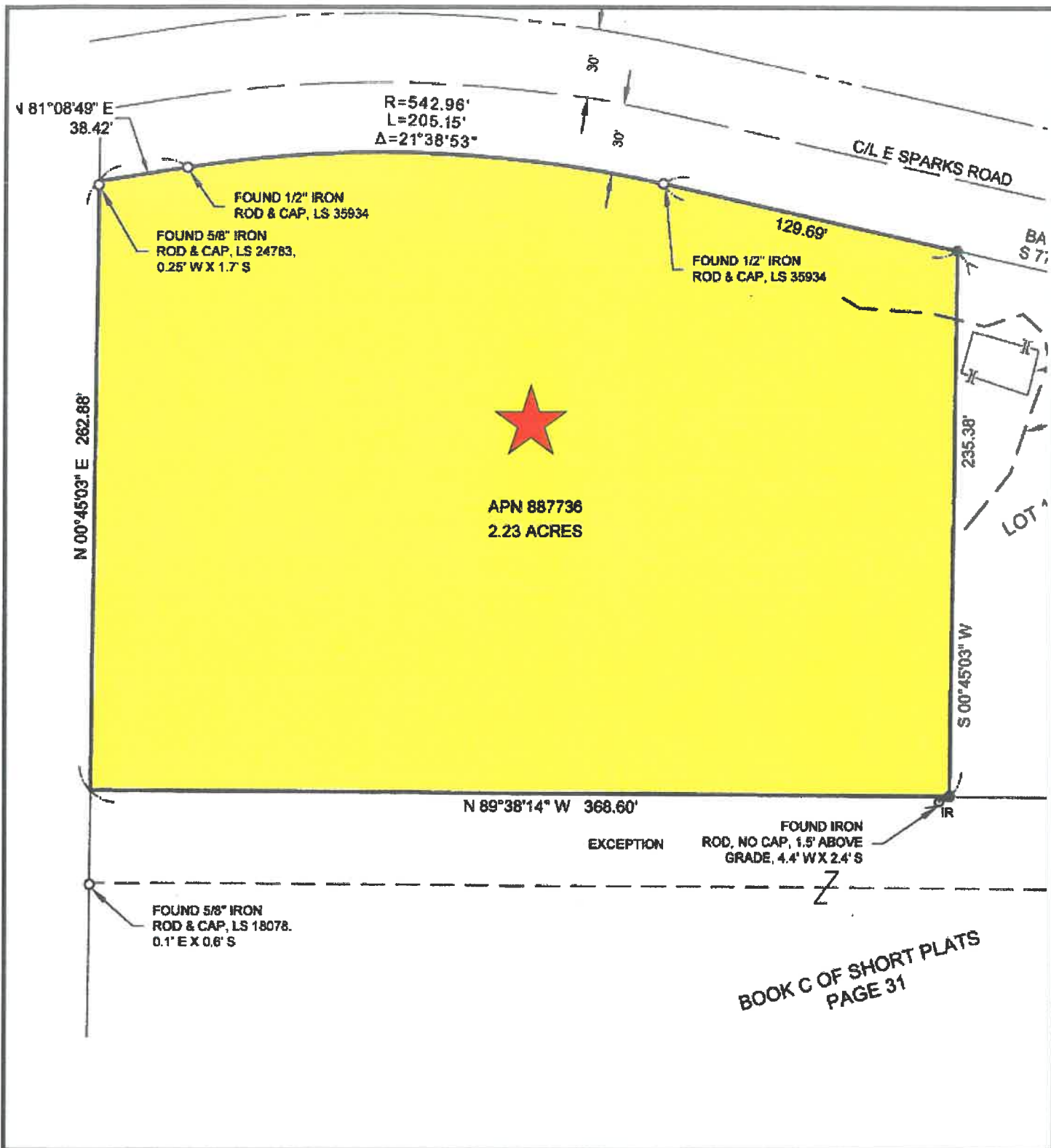
2. Notice of possible (present and future) water connection charges, by Kittitas County Water District No. 3, notice of which is given by instrument recorded September 1, 1993, in Volume 346, page 79, under Kittitas County Auditor's File No. 563006.
3. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Massachusetts Corporation
Purpose: An electric transmission and distribution line
Recorded: December 22, 1958
Instrument No.: 273685
Affects: Portion of said premises
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: Puget Sound Power & Light Company
Purpose: To construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recorded: October 30, 1986
Instrument No.: 500178
Book 252, Page 371
Affects: A portion of said premises
5. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 31, 1986
Book: C Page: 31
Instrument No.: 501459
Matters shown:
a) Dedication thereon
b) Notation which states:
A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior short plat boundary and shall be divided 5 feet on each side of either / or lot lines.
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: Pacific Northwest Bell Telephone Company
Purpose: Underground Communication Lines
Recorded: May 27, 1997
Instrument No.: 504749
Book 261, Page 80
Affects: A portion of said premises
7. Survey, including the terms and provisions thereof,
Recorded: October 21, 2020
Instrument No.: [202010210058](#)
Book: 43 of Surveys, Page: 59

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.



4070 E Sparks 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