

# **stewart** SUBDIVISION GUARANTEE

**Guarantee No.: G-6329-12272**

**Fee: \$300.00**

**Order No.: 473925AM**

**Tax: \$24.90**

**Dated: 6/15/2021**

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

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



Frederick H. Eppinger  
President and CEO



Denise Carraux  
Secretary

<b>Guarantee Serial No.</b>	<b>G-6329-12272</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: 473925AM

Prepared by: Dave Johnson  
Guarantee No.: G-6329-12272

Effective Date: 6/14/2021  
Premium: \$300.00  
Sales Tax: \$24.90

**OWNERS:** Wyoming Farm, LLC, a Washington limited liability company

**LEGAL DESCRIPTION:**

**Parcel A:**

Lots 15, 16 and 17, Block 15, NORTHWESTERN IMPROVEMENT COMPANY'S SOUTH ADDITION TO THE CITY OF ROSLYN, in the County of Kittitas, State of Washington, as per Plat thereof recorded in Book 3 of Plats, Page 13, records of said County.

TOGETHER WITH the portion of alley lying North of centerline and adjacent to parcel per Board of County Commissioner's Resolution No. 2018-209, dated December 18, 2018.

**Parcel B:**

Lots 3, 4, 5, 6, 7, 8 and 9, Block 15, NORTHWESTERN IMPROVEMENT COMPANY'S SOUTH ADDITION TO THE CITY OF ROSLYN, in the County of Kittitas, State of Washington, as per Plat thereof recorded in Book 3 of Plats, Page 13, records of said County.

TOGETHER WITH the portion of alley lying South of centerline and adjacent to parcel per Board of County Commissioner's Resolution No. 2018-209, dated December 18, 2018.

**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: \$1,648.88  
Tax ID #: 041234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,648.88  
First Installment Status: Paid

**WA Subdivision Guarantee**

Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$745.93  
Tax ID #: 251234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$745.93  
First Installment Status: Paid

2. Notice of possible (present and future) water or sewer connection charges and possible charge for unpaid utilities levied, or to be levied, by the City of Roslyn, notice of which is given by instrument recorded March 14, 1990, under Kittitas County Auditor's File No. 527711, and instrument recorded February 25, 1992, under Kittitas County Auditor's File No. 546863.
3. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: January 4, 1915  
Instrument No.: 39286  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel A.

4. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: March 11, 1915  
Instrument No.: 39828  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel B.

5. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: April 19, 1915  
Instrument No.: 40182  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel B.

6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: June 3, 1915  
Instrument No.: 40544  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel A.

7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: February 19, 1917  
Instrument No.: 45158  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel B.

**WA Subdivision Guarantee**

8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: March 7, 1918  
Instrument No.: 48155  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel B.

9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: March 7, 1918  
Instrument No.: 48156  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel B.

10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: February 10, 1919  
Instrument No.: 50905  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Affects Parcel B.

11. Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of subject property referenced herein as vacated street or alley.
12. Easements, reservations, notes and/or dedications as shown on the official plat of Northwestern Improvement Company's South Addition to the City of Roslyn, recorded in Volume 3 of Plats, Page 13, under Kittitas County Auditor's File No. 35839.
13. A record of Survey, including the terms and provisions thereof,  
Recorded: November 21, 2013  
Instrument No.: 201311210014  
Book: 38, Page(s): 248
14. A record of Survey, including the terms and provisions thereof,  
Recorded: January 11, 2019  
Instrument No.: 201901110030  
Book: 41, Page(s): 232

We note the purpose of said Survey to be to delineate the new boundaries shown as a result of an alley vacation ordered per Board of County Commissioner's Resolution No. 2018-209.

**WA Subdivision Guarantee**

**Order Number: 473925AM**

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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.