

stewart
SUBDIVISION GUARANTEE

21174

Guarantee No.: G-6329-12277

Fee: \$350.00

Order No.: 496452AM

Tax: \$29.05

Dated: 9/15/2021

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



Frederick H. Eppinger
President and CEO

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



Denise Carraux
Secretary

Guarantee Serial No.	G-6329-12277
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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: 496452AM

Prepared by: Dallas Thornton
Guarantee No.: G-6329-12277

Effective Date: 9/10/2021
Premium: \$350.00
Sales Tax: \$29.05

OWNERS: Bonnie Preece and Matthew Preece, wife and husband

LEGAL DESCRIPTION:

Parcel 1:

Parcel B of that certain Survey as recorded April 30, 2008, in Book 35 of Surveys, pages 26 through 29, under Auditor's File No. 200804300032, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 7, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

Parcel C of that certain Survey as recorded April 30, 2008, in Book 35 of Surveys, pages 26 through 29, under Auditor's File No. 200804300032, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 7, Township 20 North, Range 15 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: \$661.78
Tax ID #: 20258
Taxing Entity: Kittitas County Treasurer
First Installment: \$661.78
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status:
Second Installment Due/Paid Date:

Tax Year: 2021
Tax Type: County
Total Annual Tax: \$663.81
Tax ID #: 20259
Taxing Entity: Kittitas County Treasurer
First Installment: \$663.81
First Installment Status: Paid

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First Installment Due/Paid Date:
Second Installment:
Second Installment Status:
Second Installment Due/Paid Date:
Levy Code: 31
Land use/DOR code: 91
Land Value: \$123,000.00
Improvements:

2. Liens, levies and assessments of the Mountain Ridge Community.
3. Liens, levies and assessments of the Mountain Ridge Water System.
4. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$255,000.00
Trustor/Grantor: Bonnie Preece and Matthew Preece, wife and husband
Trustee: AmeriTitle, LLC
Beneficiary: R&R Heights Land Co., Inc.
Dated: March 26, 2021
Recorded: March 26, 2021
Instrument No.: [202103260095](#)

Affects Parcel 2.

5. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$232,500.00
Trustor/Grantor: Bonnie Preece and Matthew Preece, wife and husband
Trustee: AmeriTitle, LLC
Beneficiary: R&R Heights Land Co., Inc.
Dated: March 26, 2021
Recorded: March 26, 2021
Instrument No.: [202103260097](#)

Affects Parcel 1.

6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Joseph H. Dixon.
Recorded: December 24, 1886
Book: C of Deeds, Page 122
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.
7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Ehner E. Prowell, an unmarried man.
Recorded: December 24, 1886
Book: C of Deeds, Page 168
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.
8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
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.
9. Agreement and the terms and conditions contained therein:
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee,

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Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner
Recorded: May 31, 1991
Instrument No.: 539737

10. Partial Waiver of Surface Use Rights, including the terms and provisions thereof,
Recorded: April 8, 1996
Instrument No.: 199604080028
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timberlands, LP.
Purpose: Ingress, egress, utilities, reconstruction, use and maintenance and all other stated purposes
Recorded: June 21, 2001
Instrument No.: 200106210052 & 200106210053
12. Partial Assignment of Easement and Assumption Agreement, including the terms and provisions thereof,
Recorded: August 17, 2001
Instrument No.: 200108170038
13. Said assignment assigns an easement previously reserved in document recorded December 27, 2000 under 200012270003.
14. Notice of Relocation Easement, including the terms and provisions thereof,
Recorded: April 26, 2006
Instrument No.: 200604260027

Said instrument was amended by document recorded under Auditor's File No. 201109300039.

15. Easement Maintenance Agreement, including the terms and provisions thereof,
Recorded: April 26, 2006
Instrument No.: 200604260028
16. Mutual Acknowledgment of Relocation of Easement, including the terms and provisions thereof,
Recorded: January 17, 2014
Instrument No.: 201401170020
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: R&R Heights Land Company, a Washington corporation
Purpose: Water and utility easement and all other stated purposes
Recorded: January 25, 2018
Instrument No.: 201801250011

Said easement was amended by instrument recorded under Auditor's File No. 202107140044.

18. 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 Energy, Inc., a Washington corporation
Purpose: Utility systems and all other stated purposes
Recorded: November 19, 2019
Instrument No.: 201911190011
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: R&R Heights Land Company, Inc, a Washington corporation
Purpose: Ingress, egress and utilities and all other stated purposes
Recorded: November 3, 2020
Instrument No.: 202011030028

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Said instrument was amended by instrument recorded under Auditor's File No. 202107190048.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: R&R Heights Land Company, Inc., a Washington corporation

Purpose: Ingress, egress and utilities and all other stated purposes

Recorded: June 17, 2021

Instrument No.: 202106170018

Affects Parcel 1.

21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Matthew G. Preece and Bonnie Preece, husband and wife

Purpose: Ingress and egress and all other stated purposes

Recorded: July 19, 2021

Instrument No.: 202107190049

22. A record of Survey, including the terms and provisions thereof,

Recorded: April 1, 2003

Instrument No.: 200304010032

Book: 28, Page(s): 211-212

23. A record of Survey, including the terms and provisions thereof,

Recorded: December 11, 2003

Instrument No.: 200312110022

Book: 29, Page(s): 176

24. A record of Survey, including the terms and provisions thereof,

Recorded: April 20, 2004

Instrument No.: 200404200022

Book: 30, Page(s): 35-36

25. A record of Survey, including the terms and provisions thereof,

Recorded: September 16, 2004

Instrument No.: 200409160035

Book: 30, Page(s): 140

26. A record of Survey, including the terms and provisions thereof,

Recorded: April 30, 2008

Instrument No.: 200804300032

Book: 35, Page(s): 26-29

27. 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: October 20, 2004

Instrument No.: 200410200033

Modification(s) of said covenants, conditions and restrictions

Recorded: March 8, 2012

Instrument No: 201203080018

Further modifications of said covenants, conditions and restrictions

Recorded: February 21, 2017

Instrument No.: 201702210059

Further modifications of said covenants, conditions and restrictions

Recorded: June 22, 2021

Instrument No.: 202106220067

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28. Secondary 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: October 20, 2004
Instrument No.: 200410200034

Modification(s) of said covenants, conditions and restrictions

Recorded: March 8, 2012
Instrument No: 201203080019

Further modifications of said covenants, conditions and restrictions

Recorded: February 21, 2017
Instrument No.: 201702210060

Further modifications of said covenants, conditions and restrictions

Recorded: June 22, 2021
Instrument No.: 202106220068

29. Declaration of Covenants for the Mountain Ridge Water System, including the terms and provisions thereof,

Recorded: January 23, 2013
Instrument No.: 201301230004

Said instrument was amended by instrument recorded under Auditor's File No. 202106220069.

30. Groundwater Mitigation Certificate, including the terms and provisions thereof,

Recorded: March 11, 2021
Instrument No.: 202103110049

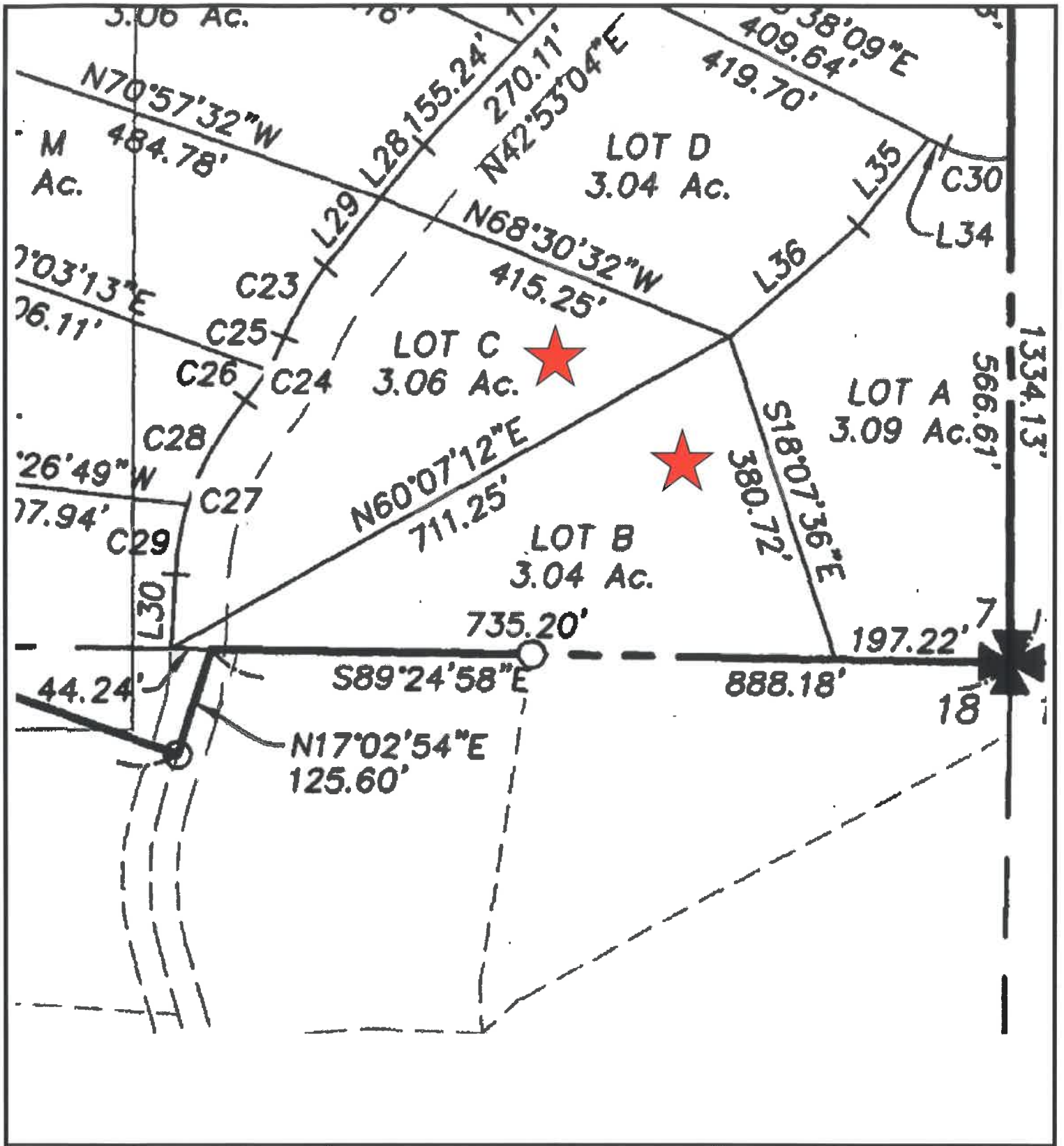
31. Declaration of Restrictive Covenant (Septic Drainfield), including the terms and provisions thereof,

Recorded: March 11, 2021
Instrument No.: 202103110050

Order Number: 496452AM

Guarantee No.: G-6329-12277

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.



994 R&R Heights Dr, NKA Unknown
Roslyn, WA 98941

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