

stewart
SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12284

Fee: \$300.00

Order No.: 514033AM

Tax: \$24.90

Dated: 12/10/2021

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:

Arianna Walker

Authorized Countersignature

Kittitas Title and Escrow

208 W Ninth, Ste. 6
Ellensburg, WA 98926



Fred H. Eppinger

Frederick H. Eppinger
President and CEO

Denise Carraux

Denise Carraux
Secretary

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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: 514033AM

Prepared by: Arianna Walker
Guarantee No.: G-6329-12284

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

OWNERS: David Pratt and Doretta Pratt, husband and wife

LEGAL DESCRIPTION:

Lots 90, 91, and 92, NELSON SIDING I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 42 and 43, records of said County.

SUBJECT TO:

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid.
2. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

3. Liens, levies and assessments of the Nelson Siding Community Club.
4. Liens, levies and assessments of the Water Agreement recorded May 15, 1973 under Auditor's File No. 382365 in Volume 39, page 591.
5. 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: \$77.84
Tax ID #: 300934
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.84
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status: Paid
Second Installment Due/Paid Date:

Tax Year: 2021
Tax Type: County
Total Annual Tax: \$60.34
Tax ID #: 140934
Taxing Entity: Kittitas County Treasurer
First Installment: \$60.34

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First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status: Paid
Second Installment Due/Paid Date:

Tax Year: 2021
Tax Type: County
Total Annual Tax: \$77.84
Tax ID #: 310934
Taxing Entity: Kittitas County Treasurer
First Installment: \$38.92
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment: \$39.31
Second Installment Status: Paid
Second Installment Due/Paid Date:
Levy Code: 43
Land use/DOR code: 91
Land Value: \$5,000.00
Improvements: \$0.00

6. A right of way for "Nelson Ditch" across a portion of the Southwest Quarter of Section 26, and the East Half of the Southeast Quarter of Section 27, as referred to in various notices of water rights filed in the office of the County Clerk and as appropriated by Notice of Water Right filed July 8, 1886, recorded in Book "A" of Water Rights, page 123.
7. Rights of way for ditches of Bruno Bartelomeo and Anton Bernardi, et al, across the Southwest Quarter of Section 26, as referred to in Decree entered July 2, 1930, in the Superior Court of Kittitas County in Civil Cause No. 8136.
8. A right of way for a ditch across the Southwest Quarter of Section 26 and the East Half of the Southeast Quarter of Section 27, together with the right to go upon said land and clear said ditch and keep same in repair, as conveyed by D. C. Swan and Pearl Swan, husband and wife, to Bart Bruno by easement dated September 12, 1940, and recorded in Book 62 of Deeds, page 502, said right of way to be sufficient width to permit dumping of dirt of said ditch on to the bank of said ditch thereof.
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: Puget Sound Power and Light Co.
Purpose: Electric transmission and distribution line, together with necessary appurtenances
Recorded: November 14, 1922
Book 38, Page 417
Affects: Refer to the record of said instrument for full particulars
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: The right to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require, consisting of under ground cables, wires, drains, markers and other appurtenances, upon, over and under a strip of land 30 feet wide across the Southwest Quarter of Section 26, together with the right of ingress and egress over and across said lands, for the purpose of exercising the rights herein granted; and the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface of said strip and to install gates in any fences crossing said strip.

Said easement further provides as follows:

"The undersigned hereby covenant that no structure shall be erected or permitted on said strip, that no inflammable materials or explosives will be used or stored within 10 feet of said strip and that the land of said strip will not be used in agricultural operations or otherwise to depth greater

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than 24 inches."

Recorded: February 24, 1948

Instrument No.: 200838

Affects: Refer to the record of said instrument for full particulars

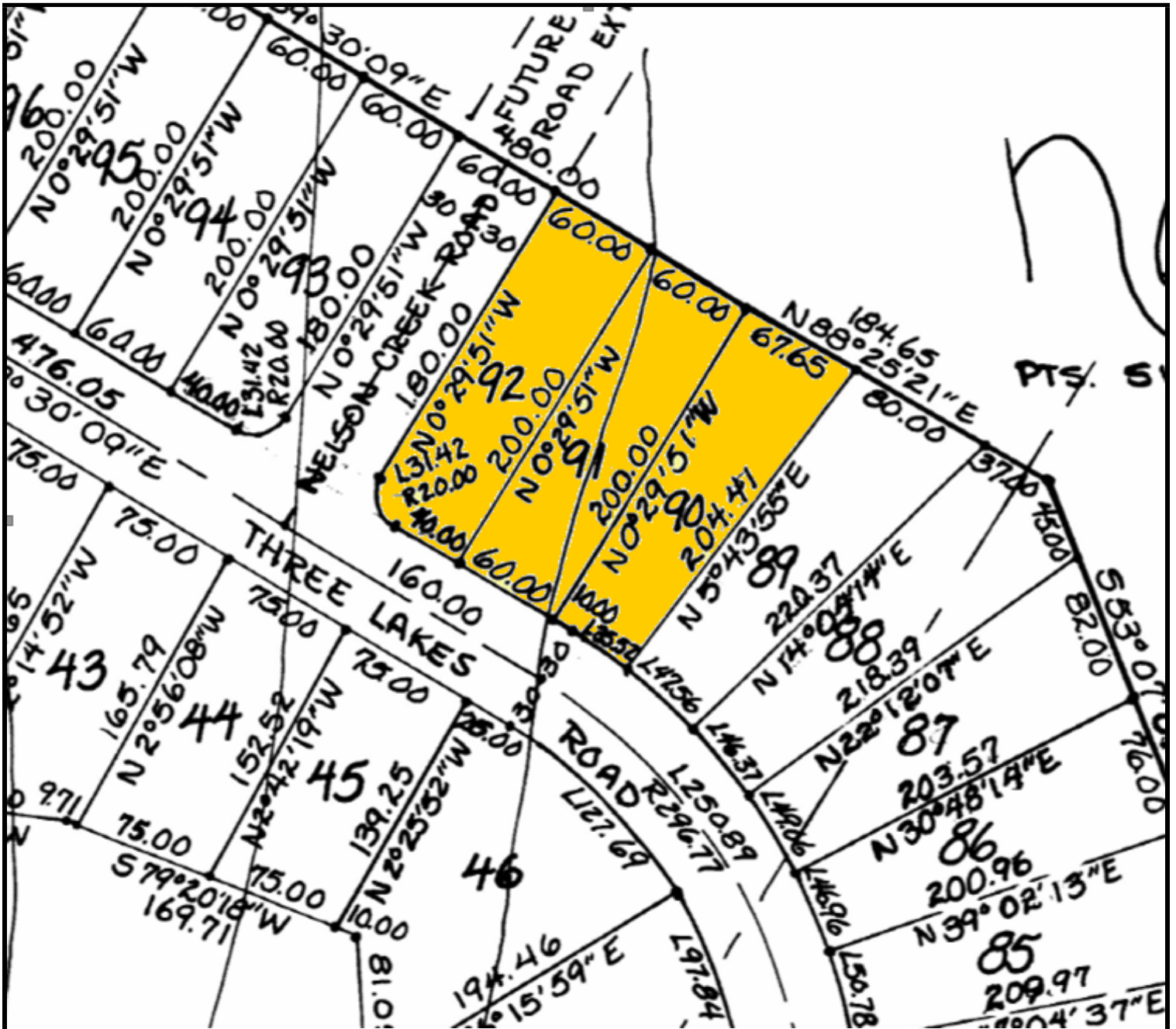
11. Water Agreement and the terms and conditions contained therein
Between: Robert L. Davis and Margo H. Davis, his wife
And: Hughbanks Mortgage Company
12. Recorded: May 15, 1973
Instrument No.: 382365
13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, 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 15, 1969
Instrument No.: 358598
14. Nelson Siding Community Club Bylaws, including the terms and provisions thereof,
Recorded: June 24, 1980
Instrument No.: 439221
15. Easements, reservations, notes and/or dedications as shown on the official plat of NELSON SIDING I, Recorded in Book 5 of Plats at Page(s) 42 and 43 under Auditor's File No. 358599, records of Kittitas County, State of Washington.
16. A Record of Survey, including the terms and provisions thereof,
Recorded: January 8, 2007
Instrument No.: 200701080024

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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.



NKA Three Lakes Rd
Cle Elum, WA 98922

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