

SUBDIVISION GUARANTEE

Order No.: 493898AM
Guarantee No.: 72156-47739082
Dated: February 8, 2022 at 7:30 a.m.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: 81 Stuart Ridge Rd, Cle Elum, WA 98922

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

PARCEL A:

Parcel 2 of that certain Survey as recorded January 2, 2004, in Book 29 of Surveys, pages 187 and 188, under Auditor's File No. 200401020042, records of Kittitas County, Washington; being a portion of Section 33, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

PARCEL B:

A sixty foot (60') easement for ingress, egress and utilities over and under the existing roads as delineated on that certain survey recorded January 2, 2004 in Book 29 of Surveys, Pages 187 and 188, under Auditor's File No. 200401020042, records of Kittitas County, Washington, being a portion of Section 33, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington,

AND

A sixty foot (60') easement for ingress, egress and utilities over and under the existing roads as delineated on that certain survey recorded November 1, 2004, in Book 30 of Surveys, Pages 177 and 178, under Auditor's File No. 200411010033, records of Kittitas County, Washington, being a portion of the Northwest Quarter of Section 33, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, AND

A sixty foot (60') easement for ingress, egress and utilities over and under the existing roads as conveyed in deed recorded June 27, 2003, under Auditor's File No. 200306270053, affecting portions of Sections 3 and 4, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

PARCEL C:

Subdivision Guarantee Policy Number: 72156-47739082

That portion of Lot 10, GOAT PEAK RANCH, DIVISION II, as per plat thereof recorded in Book 7 of Plats, at pages 38 and 39, Records of Kittitas County, Washington, which lies northerly of the following described line:

Beginning at the west quarter corner of Section 34, Township 20 North, Range 14 East, W.M., Kittitas County, Washington, thence South 00°23'50" East, along the west line of said section 292.99 feet to the true point of beginning of said line; thence North 89°02'04" East, 221.59 feet, more or less to the steel rod with aluminum cap monumenting the southerly point of tangent of the 428.57 feet radius curve with an arc length of 265.03 feet which locates the westerly right of way boundary of Big Horn Way (county road) as monumented on the ground, and the terminus of said line.

Title to said real property is vested in:

Donald Cook and Kaye Cook, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

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Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. 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: 2022
Tax Type: County
Total Annual Tax: \$2,729.72
Tax ID #: 929134
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,364.86
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,364.86
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022

5. Tax Year: 2022
Tax Type: County
Subdivision Guarantee Policy Number: 72156-47739082

Total Annual Tax: \$47.30
Tax ID #: 960863
Taxing Entity: Kittitas County Treasurer
First Installment: \$47.30
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

6. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$58.47
Tax ID #: 11899
Taxing Entity: Kittitas County Treasurer
First Installment: \$29.24
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$29.23
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022

7. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents are necessary (other than fulfillment documents of existing real estate contract), please be aware of the following:

This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale or transfer of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. Liens, levies and assessments of the Goat Peak Ranch Association.
9. Liens, levies and assessments of the Little Creek Easement Owners Association.
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: United States of America
Purpose: Road
Recorded: October 17, 1942
Instrument No.: 170285
Book 65, Page 412
Affects: A strip of land 14 feet in width with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points, over and across the Northwest Quarter of the Northwest Quarter of Section 33, Township 20 North, Range 14 East, W.M.
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: United States of America
Purpose: One or more electric power transmission lines and one or more telephone and/or telegraph lines

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Recorded: October 11, 1944

Instrument No.: 180062

Book 69, Page 54

Affects: A strip of land 125 feet wide over and across a portion of Section 33, Township 20 North Range 14 East, W.M.

12. 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: The right to divert the waters of Little Creek and to construct and maintain a new channel
Recorded: June 5, 1957
Instrument No.: 264191
Book 100, Page 244
Affects: A portion of Section 33, Township 20 North, Range 14 East, W.M.
13. 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: Transmission line and access road
Recorded: December 30, 1969
Instrument No.: 317936
Book 117, Page 548
Affects: A portion of Section 33, Township 20 North, Range 14 East, W.M.
14. 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 United States of America
Purpose: Road
Recorded: June 2, 1975
Instrument No.: 397236
Book 61, Page 36
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the Southwest Quarter of Section 33, Township 20 North, Range 14 East, W.M.
15. 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: Road
Recorded: November 19, 1975
Instrument No.: 401257
Book 66, Page 548
Affects: A strip of land 33 feet in width on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of Section 33, Township 20 North, Range 14 East, W.M.
16. 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: June 7, 1979
Instrument No.: 433128

Modification(s) of said covenants, conditions and restrictions

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Recorded: September 12, 1980
Instrument No: 445370

Further modifications of said covenants, conditions and restrictions
Recorded: October 25, 2002
Instrument No.: 200210250034

Further modifications of said covenants, conditions and restrictions
Recorded: June 19, 2019
Instrument No.: 201906190009

17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by plat of Goat Peak Ranch Division II
Book: 7 of Plats Page: 38 and 39
Matters shown:
 - a) Provision contained thereon, as follows:
"The cost of construction, maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation."
 - b) Easement contained thereon, as follows:
"An easement is hereby reserved and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the interior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes."
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 9, 1985
Book: 14 of Surveys Page: 15
Matters shown:
 - a) Discrepancies in boundary on the Wels line of the subject property
19. 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.
20. 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.)
And: Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Oil 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
21. Partial Waiver of surface use rights
Dated: February 13, 1992

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Recorded: April 8, 1996
Auditor's File No.: 199604080028
By: Meridian Oil Inc.

22. Terms and conditions of those certain appurtenant easements described in Parcel B of the legal description set forth in Schedule "A" of this report as contained in deed recorded June 27, 2003, under Auditor's File No. 200306270053.
23. An unrecorded lease of "Seed Orchard Area" with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof.
Lessor: Cle Elum's Sapphire Skies, LLC, a Washington limited liability company
Lessee: Plum Creek Land Company, a Delaware corporation
Term: Commences on June 27, 2003 and expires by its own terms twenty-five (25) years from said date unless replaced by an Agreement between the parties or terminated according to the terms of the Lease Agreement
Disclosed by: Memorandum of Lease
Date: June 27, 2003
Recorded: June 27, 2003
Instrument No.: 200306270054
Affects: A portion of Section 33, Township 20 North, Range 14 East, W.M.
24. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey
Recorded: January 2, 2004
Book: 29 Pages: 187 and 188
Instrument No.: 200401020042
Fact(s): a) 60 foot easement for ingress, egress and utilities
25. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved by Cle Elum's Sapphire Skies, LLC, a Washington limited liability company, their heirs, successors and assigns in instrument:
Recorded: February 3, 2004
Instrument No.: 200402030026
Affects: As shown on Boundary Line Adjustment Survey recorded January 2, 2004, in Book 29 of Surveys, Pages 187 and 188, under Auditor's File No. 200401020042.
26. 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: February 9, 2004
Instrument No.: 200402090042
27. Agreement and the terms and conditions contained therein
Between: Harley G. Sheffield and Pamela A. Sheffield, husband and wife
And: Cle Elum's Sapphire Skies, LLC, a Washington limited liability company
Purpose: Road Maintenance Agreement for 60 foot ingress, egress and utilities easement
Recorded: February 23, 2004
Instrument No.: 200402230048
Affects: As shown on Boundary Line Adjustment Survey recorded January 2, 2004, in Book 29 of Surveys, Pages 187 and 188, under Auditor's File No. 200401020042
28. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved by Talmadge Glen, LLC, a Washington limited liability company, in instrument:
Recorded: May 13, 2004
Instrument No.: 200405130037

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Affects: As shown on Boundary Line Adjustment Survey recorded January 2, 2004, in Book 29 of Surveys, Pages 187 and 188, under Auditor's File No. 200401020042.

29. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved by Talmadge Glenn, LLC, a Washington limited liability company in instrument:
Recorded: June 26, 2004 and July 27, 2004
Instrument No.: 200407260103, 200407270046, 200407270058 and 200407270059
Affects: As shown on Boundary Line Adjustment Survey recorded January 2, 2004, in Book 29 of Surveys, pages 187 and 188, under Auditor's File No. 200401020042.

Said Instrument further provides rights for relocation of easement, rights to dedicate to Kittitas County for creation of public road and provisions for limited power of attorney for sole purpose of executing all documents necessary to dedicate the right of way as a public road.

30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Cle Elum's Sapphire Skies, LLC and Talmadge Glen, LLC, their successors and assigns
Purpose: A permanent non-exclusive easement, 60 feet in width, for the purposes of ingress, egress, utilities, construction, reconstruction, use and maintenance
Recorded: March 21, 2005
Instrument No.: 200503210044
Affects: Said premises and other land

First Amendment recorded October 18, 2006, under Kittitas County Auditor's File No. 200610180040.

31. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: November 12, 2015
Instrument No.: 201511120029
For: Ingress and egress, utilities, reconstruction use and maintenance
32. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Recorded: November 12, 2015,
Instrument No.: 201511120029
33. The right of the United States of America, acting through the U.S. Forest Service or any of its agencies, to regulate or limit the right of access to and from said land.
34. 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: June 19, 2019
Instrument No.: 201906190008
35. 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: January 27, 2021
Instrument No.: 202101270046

END OF EXCEPTIONS

Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel 2, Book 29 of Surveys, pgs 187 and 188, ptn of Section 33, Township 20 N, Range 14 E, W.M., and ptn of Lot 10, GOAT PEAK RANCH, DIVISION II, Book 7 of Plats, pgs 38 and 39

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE