

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12285

Fee: \$300.00

Order No.: 500984AM

Tax: \$24.90

Dated: 4/27/2022

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:

Dallas Thornton

Authorized Countersignature

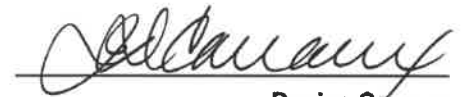
Kittitas Title and Escrow

208 W Ninth, Ste. 6
Ellensburg, WA 98926





Frederick H. Eppinger
President and CEO



Denise Carraux
Secretary

Guarantee Serial No.	G-6329-12285
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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: 500984AM

Prepared by: Dallas Thornton
Guarantee No.: G-6329-12285

Effective Date: 4/26/2022
Premium: \$300.00
Sales Tax: \$24.90

OWNERS:

LEGAL DESCRIPTION:

Parcels 038636, 14084, 957443:

Parcel B-2 of that certain Survey recorded February 12, 1999, in Book 24 of Surveys, Pages 15 through 20, under Auditor's File No. 199902120037, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 32 and the Southwest Quarter of Section 33, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel 465635:

Parcel 1 of that certain Survey recorded September 23, 2005, in Book 31 of Surveys, Page 194, under Auditor's File No. 200509230035, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 33, Township 20 North, Range 17 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: \$52.27
Tax ID #: 465635
Taxing Entity: Kittitas County Treasurer
First Installment: \$52.27
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: \$1.17
Tax ID #: 14084
Taxing Entity: Kittitas County Treasurer
First Installment: \$1.17

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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: \$42.51
Tax ID #: 038636
Taxing Entity: Kittitas County Treasurer
First Installment: \$42.51
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: \$217.39
Tax ID #: 957443
Taxing Entity: Kittitas County Treasurer
First Installment: \$217.39
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status: Paid
Second Installment Due/Paid Date:
Levy Code: 44 32
Land use/DOR code: 88 94
Land Value: \$1,120.00
Improvements: \$0.00

2. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

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.

3. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale 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 the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

4. Reservation of minerals, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.
Recorded: September 30, 1896
Book: U of Deeds, Page 217
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.
5. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.
Recorded: November 6, 1909

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Book: 20 of Deeds, Page 200

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.

6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.

Recorded: November 6, 1909

Book: 20 of Deeds, Page 202

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 Northern Pacific Railway Company.

Recorded: May 29, 1926

Book: 43 of Deeds, Page 387

Instrument No.: 82037

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 Boise Cascade Corporation.

Recorded: April 29, 1988

Book: 274, Page 154

Instrument No.: 512040

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. Notice of Claim to Severed Mineral Interests, including the terms and provisions thereof,

Recorded: December 13, 2002

Instrument No.: 200212130053

10. Notice of Claim to Severed Mineral Interests, including the terms and provisions thereof,

Recorded: October 13, 2008

Instrument No.: 200810130018

11. Waiver of damages contained in Deed from Joe Michela and Caroline Michela, his wife recorded in Book 43 of Deeds, Page 367, as follows:

"The consideration afpresaod is also in full settlement and satisfaction of any and all claims and demands for damages to the adjacent lands of the grantors by reason of location, construction, maintenance and operation by the grantee, its successors or assigns, of a logging or other railroad over and upon the above described right of way or any part thereof."

Affects Parcel 14084.

12. Waiver of damages contained in Deed from James M. Evans and Martha Evans, his wife recorded in Book 43 of Deeds, Page 410, as follows:

"The consideration afpresaod is also in full settlement and satisfaction of any and all claims and demands for damages to the adjacent lands of the grantors by reason of location, construction, maintenance and operation by the grantee, its successors or assigns, of a logging or other railroad over and upon the above described right of way or any part thereof."

Affects Parcels 038636 and 957443.

13. Agreement for Purchase of Power, including the terms and provisions thereof,

Recorded: August 21, 1990

Instrument No.: 532350

14. Declaration of Covenant, including the terms and provisions thereof,

Recorded: September 9, 2002

Instrument No.: 200209090073

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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: Boise Cascade Corporation

Purpose: To construct, maintain and use new and existing roads and all other stated purposes

Recorded: October 15, 1968

Instrument No.: 350451

Book 131, Page 5-6

Affects Parcel 14084.

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

Purpose: Water pipeline and all other stated purposes

Recorded: November 21, 1968

Instrument No.: 351199

Affects Parcel 465635.

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: Virginia Coe and Bruce E. Coe

Purpose: Recreation easement and all other stated purposes

Recorded: May 20, 1998

Instrument No.: 199805200006

Affects Parcels 038636 and 957443.

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: Virginia Coe

Purpose: Access and utilities and all other stated purposes

Recorded: May 2, 1998

Instrument No.: 199805200007

Affects Parcel 14084.

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: Bruce E. Coe

Purpose: Recreation easement and all other stated purposes

Recorded: May 20, 1998

Instrument No.: 199805200011

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: LCU, Inc., Cle Elum Pines East, LLC and The Ranch on Swauk Creek, LLC

Purpose: Maintenance, repair, reconstruction, construction, extension and expansion of the Hidden Valley Water System and all other stated purposes

Recorded: August 17, 2005

Instrument No.: 200508170038

Affects Parcel 465635.

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

Recorded: February 12, 1999

Instrument No.: 199902120037

Book: _BOOKONLY, Page(s): 15-20

Affects Parcels 038636, 14084, 957443.

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22. A record of Survey, including the terms and provisions thereof,
Recorded: April 18, 2005
Instrument No.: 200504180112
Book: 31, Page(s): 58

Affects Parcel 465635.

23. A record of Survey, including the terms and provisions thereof,
Recorded: September 23, 2005
Instrument No.: 200509230035
Book: 31, Page(s): 194

Affects Parcel 465635.

24. Non-Exclusive Irrigation Franchise, including the terms and provisions thereof,
Recorded: March 17, 2003
Instrument No.: 200303170035

Affects Parcels 038636, 14084, 957443.

25. Certificate of Adjudicated Water Right, including the terms and provisions thereof,
Recorded: July 24, 2019
Instrument No.: 201907240009

26. Certificate of Adjudicated Water Right, including the terms and provisions thereof,
Recorded: July 24, 2019
Instrument No.: 201907240032

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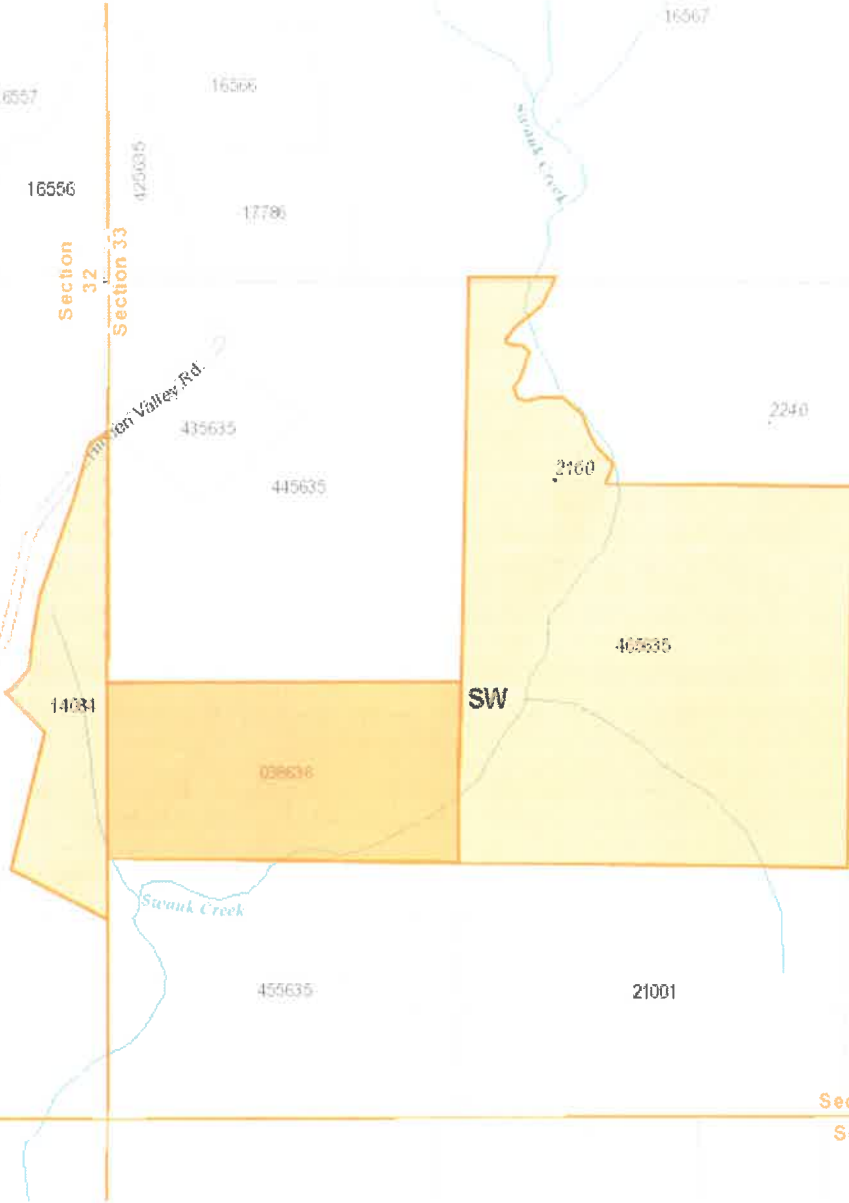
Order Number: 500984AM

Guarantee No.: G-6329-12285

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.

MOUNTAIN BLUEBIRD SP 953944 07-112 953945 953946		
HORSE JUMP HILL SP 953940 07-113 953941		
957814	957815 07-47	957816
957859	957860	957861

TORGERSON SP 06-13 951148 951149		
395635		



**NKA Unknown
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