

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47863231**

**AMENDED  
GUARANTEE**

21294  
APR - 1 2022

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: December 13, 2021

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

*Robert M. Quinn*

President

ATTEST

*Tom C. Quinn*

Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-47863231

## **SUBDIVISION GUARANTEE**

Order No.: 514640AM  
Guarantee No.: 72156-47863231  
Dated: March 21, 2022

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

Your Reference: NKA Lower Green Canyon Rd, Ellensburg, WA 98926 (Kittitas)

Assured: Encompass Engineering & Surveying

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:

Parcels 4E and 4F of that certain Survey as recorded October 22, 2008, in Book 35 of Surveys, pages 199 and 200, under Auditor's File No. 200810220020, records of Kittitas County, Washington; being a portion of the North Half of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

David Maultsby, a single person

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 514640AM  
Policy No: 72156-47863231

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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. 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: \$96.07  
Tax ID #: 955166  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$48.04  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$48.03  
Second Installment Status: Delinquent  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Parcel 4E

Subdivision Guarantee Policy Number: 72156-47863231

7. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$86.81  
Tax ID #: 955167  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$43.41  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$43.40  
Second Installment Status: Delinquent  
Second Installment Due/Paid Date: October 31, 2021  
Affects: Parcel 4F
8. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$95.38  
Tax ID #: 955166  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$47.69  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$47.69  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022  
Affects: Parcel 4E
9. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$80.09  
Tax ID #: 955167  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$40.05  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$40.04  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022  
Affects: Parcel 4F
10. 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.
11. 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.

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: John A. Shoudy and Ollie D. Shoudy, his wife  
Purpose: Canal  
Dated: October 23, 1912  
Book 24 of Deeds, Page 100  
Affects: A portion of said premises
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: Pacific Telephone and Telegraph Company  
Purpose: A right of way with the right to erect and maintain poles  
Recorded: October 10, 1925  
Book 43 of Deeds, Page 45  
Affects: A portion of said premises  
  
Said easement has been assigned to Ellensburg Telephone Company by assignment dated September 2, 1959, recorded in Book 105 of Deeds, page 33.
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: Ellensburg Telephone Company, a Washington Corporation  
Purpose: Telephone and telegraph lines  
Recorded: July 6, 1972  
Instrument No.: 376429  
Affects: A portion of said premises
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: Alfred H. McKenzie and Mildred R. McKenzie, husband and wife  
Purpose: The right to place a motor and pump and the appropriate pipeline into the ditch that comes out of Dry Creek, and have the right to enter upon the property for the purposes of operating and maintaining this equipment. Randalls further agree that said motor may be hooked up to the electrical facilities of Randalls and Randalls will pay the electricity bill connected therewith  
Recorded: September 10, 1974  
Instrument No.: 392424  
Affects: A portion of said premises
16. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Pascual A. Iribarren and Jacqueline L. Iribarren, husband and wife.  
Recorded: April 26, 1983  
Book: 181, Page 218  
Instrument No.: 469972  
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.

17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 21, 2007  
Book: 34 of Surveys Page: 191 through 193  
Instrument No.: 200712210009  
Matters shown:
  - a) 60' Easements "Q" and "R"
  - b) Location of fence lines in relation to property boundaries
  - c) Note 8 which states:  
An irrigation easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
  - d) An overlap affecting Parcel 4F as disclosed by Note 11
  - e) All other notes contained thereon
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 22, 2008  
Book: 35 of Surveys Page: 199 and 200  
Instrument No.: 200810220020  
Matters shown:
  - a) 60' Easements "R" and "S"
  - b) Location of fence lines in relation to property boundaries
  - c) Note 8 which states:  
An irrigation easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
  - d) An overlap affecting Parcel 4F as disclosed by Note 11
  - e) All other notes contained thereon
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Declarants: Scott W. McIntosh and Gayle L. McIntosh, husband and wife  
Purpose: Ingress, egress and utilities  
Recorded: October 6, 2016  
Instrument No.: 201610060029  
Affects: A portion of said premises
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: February 11, 2021  
Book: 43 of Surveys Page: 132  
Instrument No.: 202102110055  
Matters shown:
  - a) Easements shown thereon
  - b) Notes contained thereon

**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: Parcels 4E and 4F, Book 35 of Surveys, pgs 199 and 200, ptn of the N Half of Section 8, Township 18 N, Range 18 E, W.M.

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**

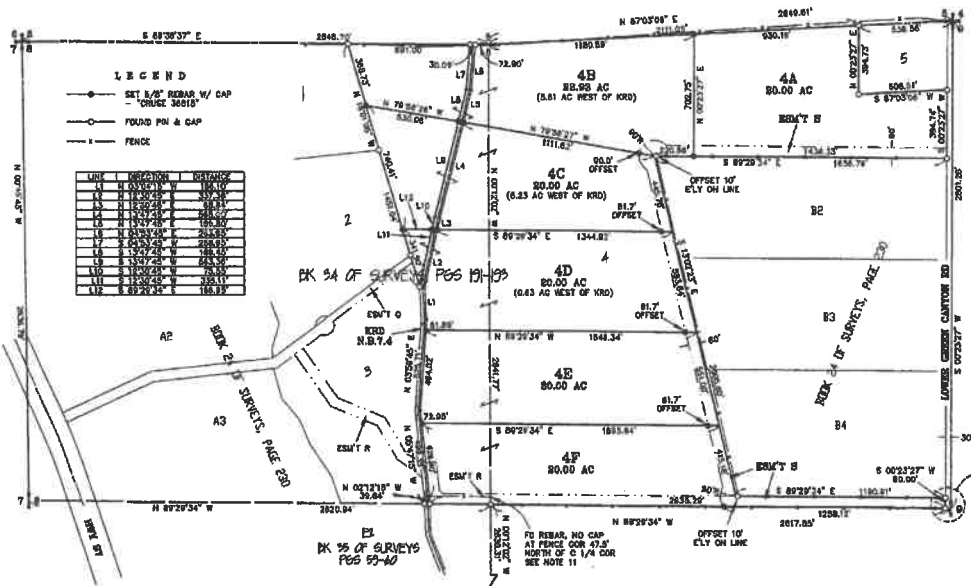
PART OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

10/23/2008 02:50:12 PM V. 18 P. 18 200810220020  
 TITLE: CRUSE & ASSOCIATES SURVEY  
 DRAWN BY: CRUSE & ASSOCIATES

35199

200810220020

GRAPHIC SCALE



LEGEND

- SET 1/8" REBAR W/ CAP "CORNER 30810"
- FOUND PIN & CAP
- — FENCE

LINE	BEARING	DISTANCE
L1	N 89°29'34" W	186.89
L2	S 89°29'34" E	186.89
L3	N 89°29'34" E	186.89
L4	S 89°29'34" W	186.89
L5	N 89°29'34" W	186.89
L6	S 89°29'34" E	186.89
L7	N 89°29'34" E	186.89
L8	S 89°29'34" W	186.89
L9	N 89°29'34" W	186.89
L10	S 89°29'34" E	186.89
L11	N 89°29'34" E	186.89
L12	S 89°29'34" W	186.89

**SURVEYOR'S CERTIFICATE**  
 This map accurately represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act on the request of BOB MCINTOSH in SEPTEMBER of 2008.

*Chris Cruse*  
 CRUSTOPHER C. CRUSE  
 Professional Land Surveyor  
 DATE: 10/14/2008  
 License No. 38618



**AUDITOR'S CERTIFICATE**  
 Filed for record this 23rd day of OCTOBER, 2008, at 2:05 P.M. in Book 25 of Surveys of page(s) 195 at the request of Cruse & Associates.

RENAUD M. DEWITT, Esq.  
 RITTING COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 817 East Fourth Street P.O. Box 188  
 Edensburg, WI 54928 (608) 982-8848  
 MCINTOSH PROPERTY

SHEET 1 OF 2

35/199 200810220020



**PART OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.**

11/22/2010 02:01:15 PM BY: 28 2: 500 000000000000 20081022.0020  
 10/21/2008 02:01:15 PM BY: 28 2: 500 000000000000 20081022.0020

35-200

200810220020  
35/200

**NOTES**

1. THIS SURVEY WAS PERFORMED USING A TOPCON 675 SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-000 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 4A HAS 4 IRRIGABLE ACRES; PARCEL 4B HAS 3 IRRIGABLE ACRES; PARCEL 4C HAS 3 IRRIGABLE ACRES; PARCEL 4D HAS 5 IRRIGABLE ACRES; PARCEL 4E HAS 9 IRRIGABLE ACRES; PARCEL 4F HAS 11 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ADREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE NEAREST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN EROSION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE FINISH OF ANY STREET OR ROAD SURFACE(S) ORIGINALLY WITH GRASS.
10. FOR SECTION SUBVISION, CORNER DOCUMENTATION, CORNER VISITATION DATES, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 34 OF SURVEYS, PAGES 181-193 AND THE SURVEYS REFERENCED THEREIN.
11. THE NORTH BOUNDARY OF PARCEL E DELINEATED ON BOOK 4 OF SURVEYS, PAGE 2, OVERLAPS THE SOUTH BOUNDARY OF PARCELS M AND B1 OF BOOK 24 OF SURVEYS, PAGE 220. THIS CONFLICT IS DUE TO DIFFERENT LOCATIONS OF THE EAST 1/4 CORNER OF SECTION 8. I HAVE THE BOUNDARY ESTABLISHED IN BOOK 24 OF SURVEYS, PAGE 220 FOR THIS SURVEY.
12. THE PURPOSE OF THIS SURVEY IS TO COMPLETE ADMINISTRATIVE REGISTRATION NO. 67-88 AND IS EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.02(5).

**LEGAL DESCRIPTIONS**

**ORIGINAL PARCEL. -**  
 PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 21, 2007 IN BOOK 34 OF SURVEYS AT PAGES 181-193, UNDER AUDITOR'S FILE NO. 200712210008, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4A**  
 PARCEL 4A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4B**  
 PARCEL 4B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4C**  
 PARCEL 4C OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4D**  
 PARCEL 4D OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4E**  
 PARCEL 4E OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4F**  
 PARCEL 4F OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**EASEMENT 5**  
 EASEMENT 5 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 171-240, UNDER AUDITOR'S FILE NO. 20081022.0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON AFFECTING PARCELS 4A, 4B, 4C, 4D, 4E AND 4F OF SAID SURVEY.

**AUDITOR'S CERTIFICATE**

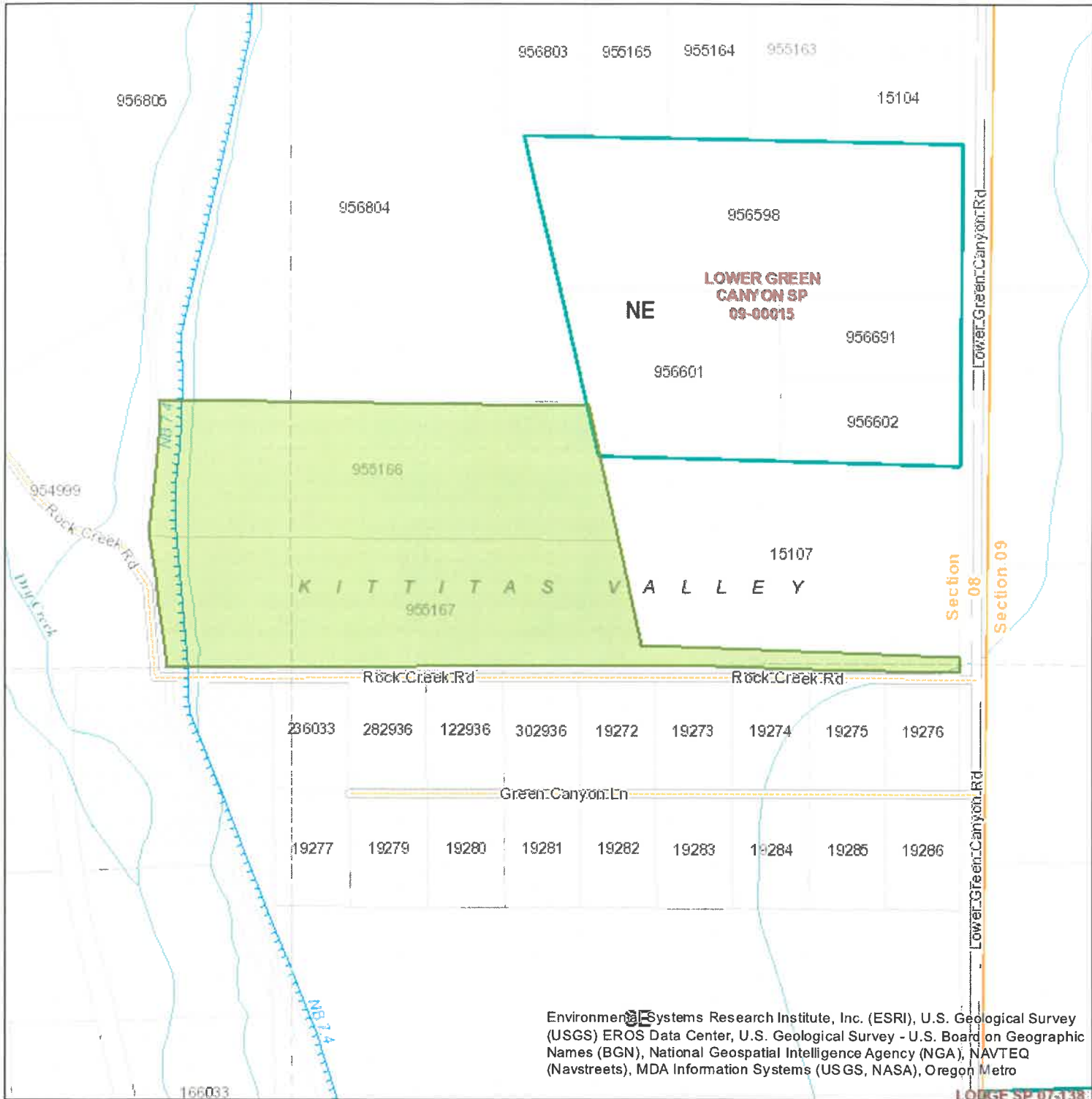
Fee for record this 22nd day of OCTOBER, 2008, at 2:06 P.M., in Book 35 of Surveys at page(s) 240, at the request of Cruse & Associates.

RECAL V. KELLEY BY: *[Signature]*  
 KITTITAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (800) 668-8848  
 MONTOSH PROPERTY

# Parcels 955166 & 955167



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 12/15/2021

1 inch = 752 feet  
Relative Scale 1:9,028

**Disclaimer:**

*Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*

