

# **stewart** SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12349

Fee: \$300.00

Order No.: 559765AM

Tax: \$25.20

Dated: 8/24/2022

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



*F. H. Eppinger*

Frederick H. Eppinger  
President and CEO

*Denise Carraux*

Denise Carraux  
Secretary

Guarantee Serial No.	G-6329-12349
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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.

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**SCHEDULE A**

Order Number: 559765AM

Prepared by: Dallas Thornton  
Guarantee No.: G-6329-12349

Effective Date: 8/23/2022  
Premium: \$300.00  
Sales Tax: \$25.20

**OWNERS:** Parcel 954392: Maxfield Living Trust, dated September 17, 2001; Parcels 954393 and 954394: Ronald O. Maxfield and Karen S. Maxfield, husband and wife

**LEGAL DESCRIPTION:**

**Parcel 954392:**

Lot 2 of NIGHT SKY SHORT PLAT, Kittitas County Short Plat No. 07-74, as recorded May 16, 2008, in Book J Short Plats, Pages 170 through 172, under Auditor's File No. 200805160002, records of Kittitas County, State of Washington; being a portion of Lots 2 and 3, TIMBER RIDGE, in the County of Kittitas, State of Washington, as per Plat thereof recorded in Book 10 of Plats, Pages 127 and 128, records of said County.

**Parcel 954393:**

Lot 3 of NIGHT SKY SHORT PLAT, Kittitas County Short Plat No. 07-74, as recorded May 16, 2008, in Book J Short Plats, Pages 170 through 172, under Auditor's File No. 200805160002, records of Kittitas County, State of Washington; being a portion of Lots 2 and 3, TIMBER RIDGE, in the County of Kittitas, State of Washington, as per Plat thereof recorded in Book 10 of Plats, Pages 127 and 128, records of said County.

**Parcel 954394:**

Lot 4 of NIGHT SKY SHORT PLAT, Kittitas County Short Plat No. 07-74, as recorded May 16, 2008, in Book J Short Plats, Pages 170 through 172, under Auditor's File No. 200805160002, records of Kittitas County, State of Washington; being a portion of Lots 2 and 3, TIMBER RIDGE, in the County of Kittitas, State of Washington, as per Plat thereof recorded in Book 10 of Plats, Pages 127 and 128, records of said County.

**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: 2022  
Tax Type: County  
Total Annual Tax: \$1,101.41  
Tax ID #: 954393  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$550.71  
First Installment Status: Paid



**WA Subdivision Guarantee**

First Installment Due/Paid Date:  
Second Installment: \$550.70  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$993.87  
Tax ID #: 954392  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$496.94  
First Installment Status: Paid  
First Installment Due/Paid Date:  
Second Installment: \$496.93  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$1,047.64  
Tax ID #: 954394  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$523.82  
First Installment Status: Paid  
First Installment Due/Paid Date:  
Second Installment: \$523.82  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022  
Levy Code: 43  
Land use/DOR code: 91  
Land Value: \$140,000.00  
Improvements: \$7,500.00

2. Liens, levies and assessments of the Timber Ridge Homeowners Association.
3. Liens, levies and assessments of the Morgan Creek Easement Owners Association.
4. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc. (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.
5. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc. (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.)  
And: Plum Creek Timber Company, L.P.  
Recorded: May 31, 1991  
Instrument No.: 539737
6. Partial Waiver of Surface Use Rights, including the terms and provisions thereof,  
Recorded: February 13, 1992  
Instrument No.: 199604080028
7. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Morgan Creek Beach Easement  
Recorded: January 7, 2003  
Instrument No.: 200301070057

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Said easement was amended by instrument recorded under Auditor's File No. 200308110035 and contains maintenance provisions.

8. 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.  
Purpose: Transmission, distribution and sale electricity  
Recorded: July 8, 2005  
Instrument No.: 200507080053
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: McTen, LLC  
Purpose: Ingress, egress, utilities, reconstruction, use and maintenance and all other stated purposes  
Recorded: September 21, 2006  
Instrument No.: 200609210048
10. A record of Survey, including the terms and provisions thereof,  
Recorded: August 21, 2003  
Instrument No.: 200308210060  
Book: 29, Page(s): 51-54
11. Easements, reservations, notes and/or dedications as shown on the official Timber Ridge Plat, recorded in Volume 10 of Plats, Pages 127 and 128, under Kittitas County Auditor's File No. 200609210030.
12. Easements, reservations, notes and/or dedications as shown on the official Night Sky Short Plat, SP-07-74, recorded in Volume J of Short Plats, Pages 170-172, under Kittitas County Auditor's File No. 200805160002.
13. Any question as to the validity of Night Sky Short Plat due to non-joinder on the face of said short plat by Eastside Mortgage, LLC, a secured creditor.
14. 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 7, 2003  
Instrument No.: 200301070056

Modification(s) of said covenants, conditions and restrictions

Recorded: August 11, 2003  
Instrument No: 200308110036

15. 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: September 21, 2006  
Instrument No.: 200609210030

Modification(s) of said covenants, conditions and restrictions

Recorded: September 21, 2020  
Instrument No: 202009210036

16. Water Users Easement and Agreement, including the terms and provisions thereof,  
Recorded: March 28, 2008  
Instrument No.: 200803280057

Said instrument is a re-recording of Auditor's File No. 200707240025.

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**WA Subdivision Guarantee**

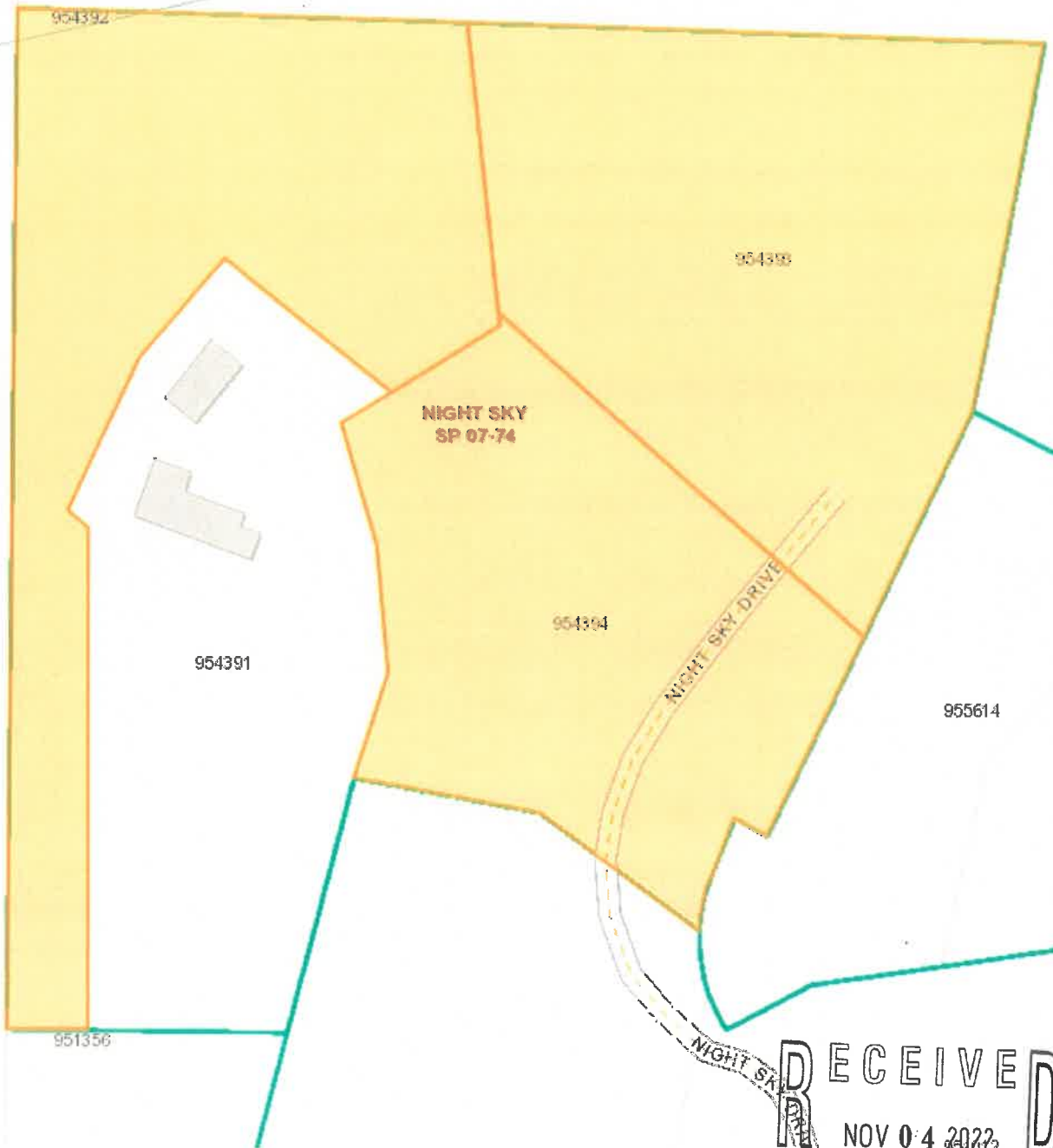
**Order Number: 559765AM**

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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.

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NKA Night Sky Dr  
Ronald, WA 98940

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