

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-G-6329-000013761

Fee: \$300.00

Tax: \$25.20

Order No.: 614736AM

Dated: November 13, 2023

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



Frederick H. Eppinger

Frederick H. Eppinger
President and CEO

David Hisey

David Hisey
Secretary

Guarantee Serial No.	G-G-6329-000013761
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RECEIVED
DEC 06 2023

Kittitas County CDS

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: 614736AM

Prepared by: Arianna Walker
Guarantee No.: G-G-6329-000013761

Effective Date: November 13, 2023
Premium: \$300.00
Sales Tax: \$25.20

OWNERS: Anthony J. McCormick, Trustee of the Greenfield Estates Trust dated July 30, 2014.

LEGAL DESCRIPTION:

TRACT 1:

Lot 12-22, of SUNCADIA-PHASE 3, DIVISION 12 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, Pages 121 through 126, records of said County.

AND

That Portion of Tract OS-9, Phase 3, Division 11 of the Plat of Suncadia (Tumble Creek), recorded in Book 9 of Plats, pages 245 through 251, under Auditor's File No. 200512070002, records of Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Southerly most corner of Lot 12-22, Phase 3, Division 12 of the Plat of Suncadia (Tumble Creek), recorded in Book 10 of Plats, pages 121 through 126, under Auditor's File No. 200608020001, records of Kittitas County, State of Washington, which is the true point of beginning of said line:

Thence North 32°37'15" East along the South Line of Said Lot 12-22, 35.17 feet;

Thence South 84°26'58" East along the South line of said Lot 12-22, 46.83 feet;

Thence South 69°03'32" West, 70.21 feet to the true point of beginning and terminus of said line.

Situated in the Northeast Quarter of Section 23, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

TRACT 2:

Lot 12-23, of SUNCADIA-PHASE 3, DIVISION 12 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, Pages 121 through 126, 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: 2023
Tax Type: County
Total Annual Tax: \$12,455.94

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Tax ID #: 951293
Taxing Entity: Kittitas County Treasurer
First Installment: \$6,227.97
First Installment Status: Paid
First Installment Due/Paid Date: May 3, 2023
Second Installment: \$6,227.97
Second Installment Status: Paid
Second Installment Due/Paid Date: November 3, 2023

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$3,237.62
Tax ID #: 951294
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,618.81
First Installment Status: Paid
First Installment Due/Paid Date: May 3, 2023
Second Installment: \$1,618.81
Second Installment Status: Paid
Second Installment Due/Paid Date: November 3, 2023
Levy Code: 43
Land use/DOR code: 11, 91
Land Value: \$493,000.00
Improvements: \$1,428,400.00

2. **Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.**
3. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$600,000.00
Trusitor/Grantor: Anthony J. McCormick, Trustee of the Greenfield Estates Trust dated July 30, 2014
Trustee: First American Title
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Morgan Stanley Private Bank, National Association, a National Bank
Dated: January 29, 2015
Recorded: January 30, 2015
Instrument No.: [201501300037](#)
4. Liens, levies and assessments of the Tumble Creek Village Association.
5. Liens, levies and assessments of the Suncadia Residential Owner's Association.
6. Liens, levies and assessments of the Suncadia Community Council.
7. Liens, levies and assessments of the Suncadia Fund for Community Enhancement.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.
8. Liens, levies and assessments of Suncadia Water Company.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Plum Creek Timber Company, L.P., a Delaware limited partnership.

Recorded: October 11, 1996
Instrument No.: [199610110015](#)

WA Subdivision Guarantee

"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. [521473](#), as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. [199604080028](#);

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.

10. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
And: Suncadia, LLC, a Delaware limited liability company
Purpose: Amended and Restated Development Agreement
Recorded: April 16, 2009
Instrument No.: [200904160090](#)

Said document amends and restates the 2000 Agreement recorded October 24, 2000 under Kittitas County Auditor's File No. 200010240006.

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. [200906120039](#).

We also note Assignment of Storm Drainage Utility Easements recorded under Auditor's File No. [201806210032](#).

11. Declaration of Non-Exclusive Easement (Jenkins Drive) including the terms, provisions and restrictions therein, recorded October 5, 2004, under Auditor's File No. [200410050012](#).
12. Declaration of Non-Exclusive Easement (Tumble Creek Drive) including the terms, provisions and restrictions therein, recorded October 5, 2004, under Auditor's File No. [200410050015](#).

We note Supplemental to Declaration of Non-Exclusive Easement recorded under Auditor's File No. [201207020035](#).

13. Easements, reservations, restrictions, notes and/or dedications as shown on the official plat of Suncadia - Phase 3 Division 11 (Tumble Creek), recorded in Book 9 of Plats, Page(s) 245-251, under Auditor's File No. [200512070002](#), records of Kittitas County, State of Washington.

Amendment to Plat of Suncadia Phase 3 Division 11 (Tumble Creek), including the terms and provisions thereof, recorded July 23, 2007, under Auditor's File No. [200707230030](#).

14. Easements, reservations, restrictions, notes and/or dedications as shown on the official plat of Suncadia - Phase 3 Division 12 (Tumble Creek), recorded in Book 10 of Plats, Page(s) 121-126, under Auditor's File No. [200608020001](#), recorded of Kittitas County, State of Washington.

Amendment to Plat of Suncadia Phase 3 Division 12 (Tumble Creek), including the terms and provisions thereof, recorded July 23, 2007, under Auditor's File No. [200707230031](#).

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: October 8, 2004
Instrument No.: [200410080057](#)

Modification(s) of said covenants, conditions and restrictions
Recorded: August 22, 2006
Instrument No: [200608020002](#)

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Further modifications of said covenants, conditions and restrictions
Recorded: May 14, 2008
Instrument No.: [200805140025](#)

Further modifications of said covenants, conditions and restrictions
Recorded: August 6, 2014
Instrument No.: [201408060010](#)

Further modifications of said covenants, conditions and restrictions
Recorded: May 7, 2015
Instrument No.: [201505070024](#)

Further modifications of said covenants, conditions and restrictions
Recorded: May 7, 2015
Instrument No.: [201505070025](#)

We also note Assignment and Assumption of Declarant's Rights recorded August 4, 2021, under Auditor's File No. [202108040069](#) and Assignment of Reserved Rights recorded June 21, 2022, under Auditor's File No. [202206210030](#).

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: July 20, 2004
Instrument No.: 200407200037

Modification(s) of said covenants, conditions and restrictions
Recorded: August 2, 2006
Instrument No: 200608020002

Further modifications of said covenants, conditions and restrictions
Recorded: May 14, 2008
Instrument No.: [200805140025](#)

Further modifications of said covenants, conditions and restrictions
Recorded: August 6, 2014
Instrument No.: [201408060010](#)

Further modifications of said covenants, conditions and restrictions
Recorded: May 7, 2015
Instrument No.: [201505070024](#)

Further modifications of said covenants, conditions and restrictions
Recorded: May 7, 2015
Instrument No.: [201505070025](#)

We also note Assignment and Assumption of Declarant's Rights recorded August 4, 2021, under Auditor's File No. [202108040069](#) and Assignment of Reserved Rights recorded June 21, 2022, under Auditor's File No. [202206210030](#).

17. 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: July 20, 2004
Instrument No.: [200407200038](#)

Modification(s) of said covenants, conditions and restrictions

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Recorded: August 2, 2006
Instrument No: [200608020003](#)

We also note Assignment and Assumption of Declarant's Rights recorded August 4, 2021, under Auditor's File No. [202108040069](#) and Assignment of Reserved Rights recorded June 21, 2022, under Auditor's File No. [202206210030](#).

18. 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: July 20, 2004
Instrument No.: [200407200039](#)

Modification(s) of said covenants, conditions and restrictions
Recorded: August 22, 2006
Instrument No: [200608020004](#)

Further modifications of said covenants, conditions and restrictions
Recorded: October 27, 2006
Instrument No.: [200610270011](#)

We also note Assignment and Assumption of Declarant's Rights recorded August 4, 2021, under Auditor's File No. [202108040069](#) and Assignment of Reserved Rights recorded June 21, 2022, under Auditor's File No. [202206210030](#).

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: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: [201001270024](#)
Affects: 10 foot strip adjoining all roads shown on the plat

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

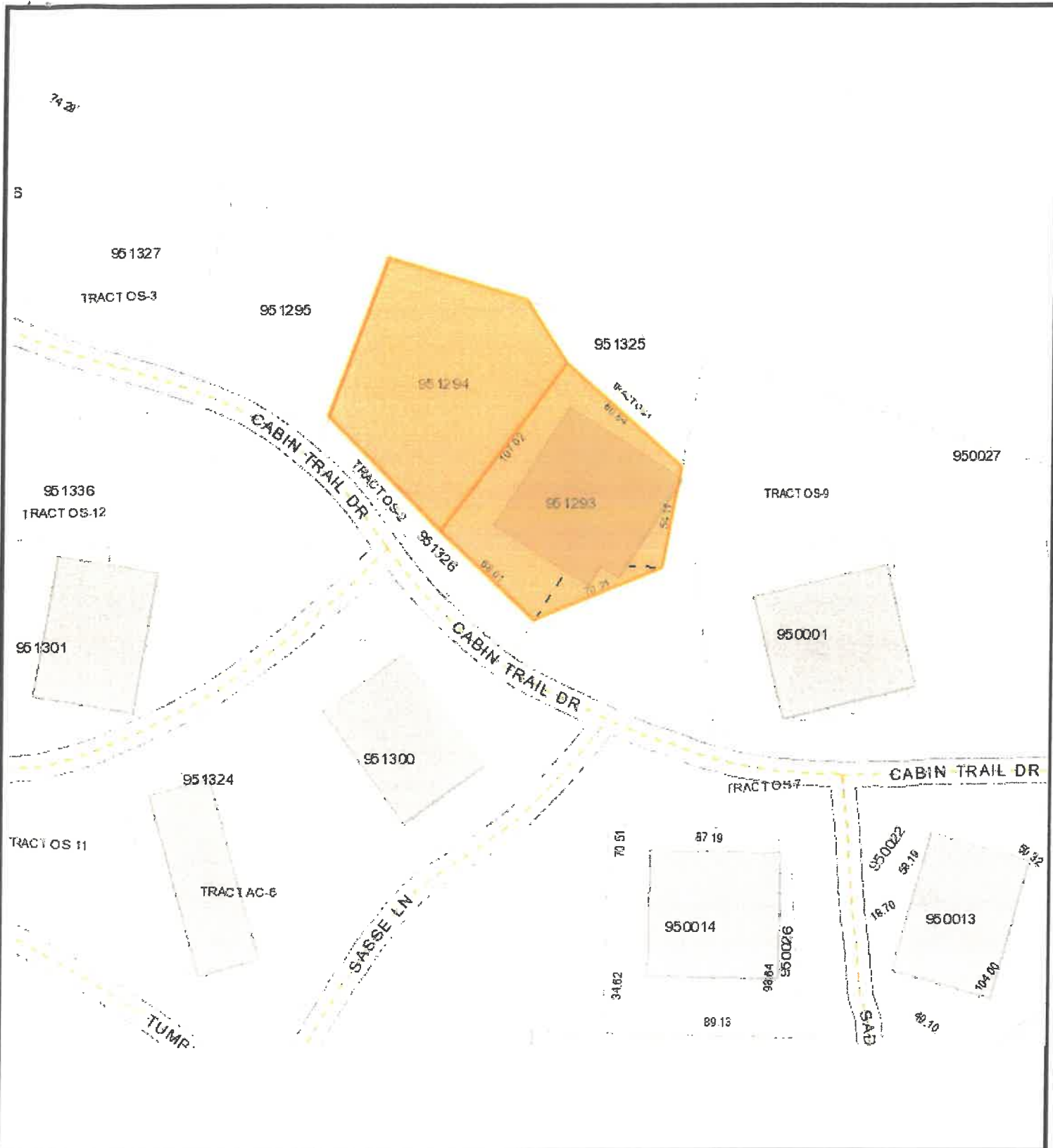
Granted To: Suncadia Water Company, LLC, a Washington limited liability company and Suncadia Environmental Company, LLC, a Washington limited liability company
Purpose: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes, conduits, cables, wires, and pump stations facilities, together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto
Recorded: January 28, 2020
Instrument No.: [202001280046](#)
Affects: Refer to said instrument for the exact location

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Order Number: 614736AM

Guarantee No.: G-G-6329-000013761

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.



401 Cabin Trail Dr.
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