

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46305965**

## GUARANTEE


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: March 13, 2018

Issued by:  
 AmeriTitle, Inc.  
 101 W Fifth  
 Ellensburg, WA 98926  
 (509)925-1477



Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-46305965

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST 

Secretary

**RECEIVED**  
**APR 24 2018**

Kittitas Co. CDS

## **SUBDIVISION GUARANTEE**

Order No.: 226045AM  
Guarantee No.: 72156-46305965  
Dated: March 13, 2018

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

Your Reference: 31 Rock Rose Drive and 60 Paintbrush Lane

Assured: Teanaway Ridge, LLC, a Washington limited liability company, Kittitas Amenities LLC, a Washington limited liability company and D.K. Professional Consultants, Inc., a Washington corporation

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:

Lots 2, 3 and 4, of EVERGREEN RIDGE P.U.D. PARCEL B, DIVISION 1 SHORT PLAT, Kittitas County Short Plat, as recorded March 6, 2018, in Book L of Short Plats, pages 142 through 145, under Auditor's File No. 201803060001, records of Kittitas County, State of Washington; being a portion of the North Half of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Teanaway Ridge, LLC, a Washington limited liability company as to Lots 2 and 3 and D.K. Professional Consultants, Inc., a Washington corporation as to Lot 4

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-46305965

(SCHEDULE B)

Order No: 226045AM  
Policy No: 72156-46305965

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: 2018  
Tax Type: County  
Total Annual Tax: \$1,182.70  
Tax ID #: 955553  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$591.35  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$591.35  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2018

Subdivision Guarantee Policy Number: 72156-46305965

7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.  
Recorded: September 17, 1906  
Instrument No.: 16604  
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. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Winston Bros. Co.  
Recorded: January 16, 1933  
Instrument No.: 111285  
Book: 52 of Deeds, Page: 518
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.  
Recorded: August 15, 1941  
Instrument No.: 163358  
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. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Sunny Lands Development Corporation  
Recorded: May 10, 1971  
Instrument No.: 367515  
  
Assignment by instrument recorded under Auditor's File No. 374523.
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Cascade Coal Company, a Washington Corporation.  
Recorded: May 13, 1974  
Instrument No.: 389655  
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.  
Affects: Northeast Quarter of Section 12 and other land
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from George H. Bartell, Jr., as his sole and separate estate.  
Recorded: May 13, 1974  
Instrument No.: 389657  
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.  
Affects: Northeast Quarter of Section 12 and other land
13. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

14. Easement Exchange Agreement, and the terms and conditions contained therein  
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon  
Recorded: August 9, 1984  
Volume 209, Page: 379  
Instrument No.: 481279  
Affects: Southeast Quarter of the Northwest Quarter of Section 12
15. 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.
16. 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.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals 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
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Power & Light Company, a Washington corporation  
Recorded: September 14, 1994  
Instrument No.: 574976  
Book: 358, Page: 1261
18. Partial waiver of surface use rights.  
Recorded: April 8, 1996  
Auditor's File No.: 199604080028  
Executed by: Meridian Oil, Inc.
19. Easement or easements, including the terms and provisions thereof, as contained in instrument,  
Recorded: September 28, 2004  
Instrument No.: 200409280063  
Affecting Rock Rose Dr and Ridge Crest Dr.  
  
Said Easements also depicted on Evergreen Ridge P.U.D. Phase 1-Div. 1 Plat recorded in Book 9 of Plats pages 47 and 48.  
  
Amendment recorded September 30, 2005 under Auditor's File No. 200509300132 affecting Rock Rose Dr.
20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Executed By: Teanaway Ridge LLC, a Washington limited liability company  
Recorded: June 2, 2006  
Instrument No.: 200606020052
21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation, its successors and assigns  
Recorded: June 19, 2006  
Instrument No.: 200606190058

22. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: SSHI LLC, a Delaware limited liability company, dba D.R. Horton, as Declarant under the Declaration for Village as Roslyn Ridge, a Condominium  
Recorded: December 12, 2008  
Instrument No.: 200812120035

Said easement was relocated by document recorded December 11, 2017 under Auditor's File No. 201712110046.

23. 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 of electricity  
Recorded: August 18, 2016  
Instrument No.: 201608180029
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. Parcel B, Division 1 Short Plat,  
Recorded: March 6, 2018  
Book: L of Short Plats, Pages: 142 through 145  
Instrument No.: 201803060001  
Matters shown:  
a) Easement provision contained thereon  
b) Notes contained thereon

#### **END OF EXCEPTIONS**

#### **Notes:**

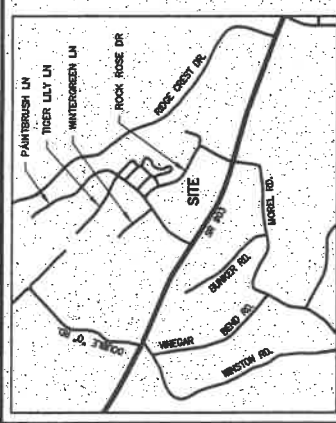
- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 2, 3 and 4, of EVERGREEN RIDGE P.U.D. PARCEL B, DIVISION 1 SHORT PLAT, Book L of Short Plats, pgs 142-145, ptn N Half Section 12, Township 20N, Range 14E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

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**

Subdivision Guarantee Policy Number: 72156-46305965

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 1 SHORT PLAT  
 A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON



**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 2 DAY  
 OF March A.D. 2018  
*[Signature]*  
 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES  
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE  
 P.U.D. - PARCEL B, DIVISION 1 SHORT PLAT HAS BEEN  
 EXAMINED AND FOUND TO CONFORM TO THE  
 REQUIREMENTS OF THE PLAN OF THE KITTITAS COUNTY PLANNING  
 COMMISSION.  
 DATED THIS 5 DAY OF March A.D. 2018  
*[Signature]*  
 KITTITAS COUNTY PLANNING OFFICER

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN  
 EXAMINED AND FOUND TO CONFORM TO THE  
 REQUIREMENTS OF THE KITTITAS COUNTY HEALTH DEPARTMENT  
 DATED THIS 5 DAY OF March A.D. 2018  
*[Signature]*  
 KITTITAS COUNTY HEALTH DEPARTMENT OFFICER

CERTIFICATE OF COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS  
 ARE PAID FOR THE PRECEDING YEARS AND FOR THE  
 YEAR IN WHICH THE SHORT PLAT IS BEING FILED.  
 DATED THIS 6 DAY OF March A.D.  
 2018  
*[Signature]*  
 KITTITAS COUNTY TREASURER

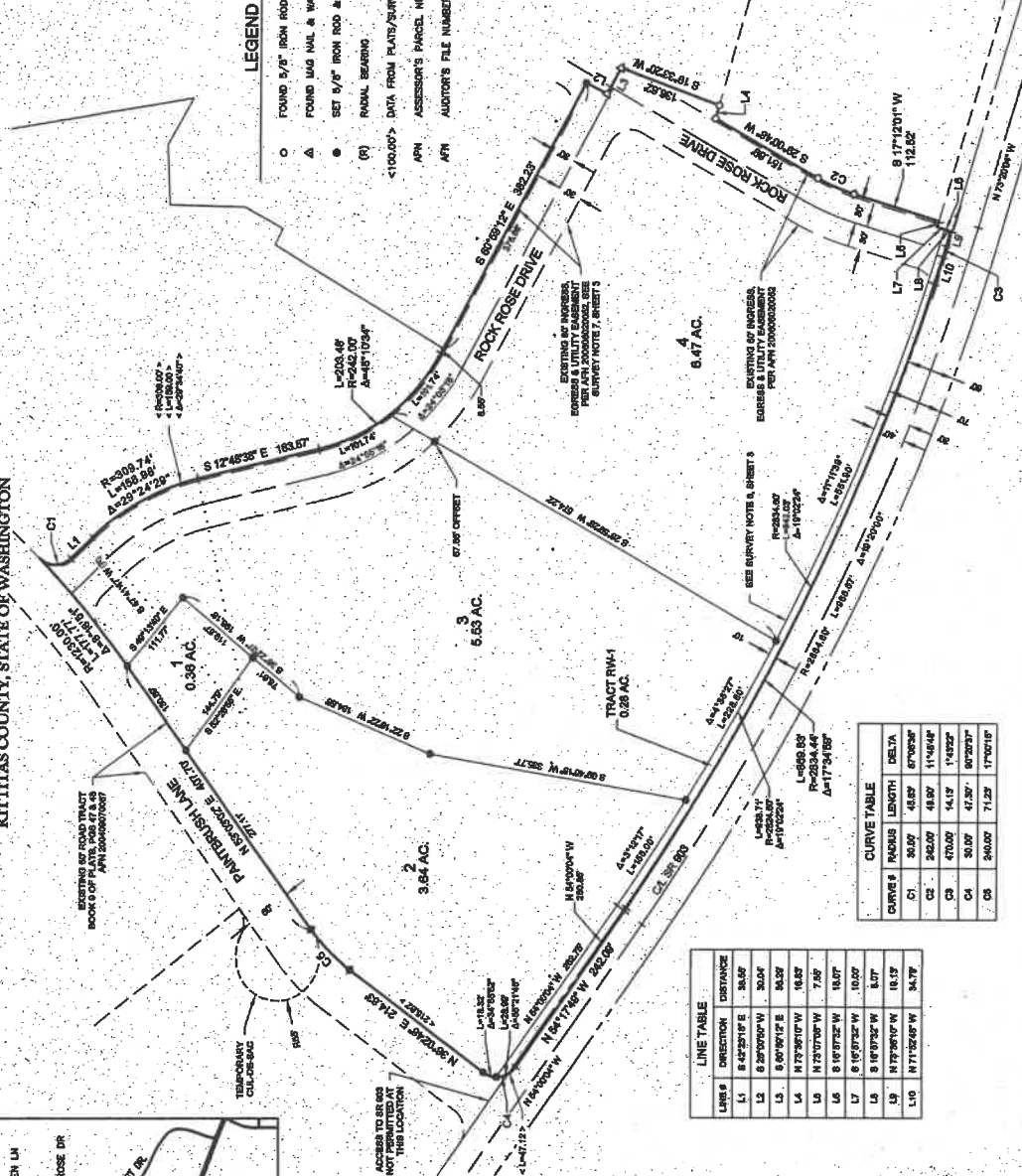
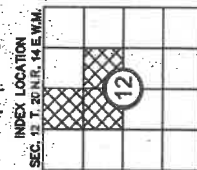
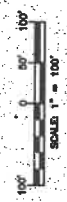
ORIGINAL TAX PARCEL NO. 935533  
 AUDITOR'S CERTIFICATE 2018 2019 2020  
 FILED FOR RECORD THIS 6 DAY OF MARCH 2018 AT 9:11 AM  
 IN BOOK 1 OF SHORT PLAT AT THE REQUEST OF  
EVERGREEN RIDGE P.U.D.  
 SURVEYOR'S NAME Dustin L. Pierce  
 COUNTY AUDITOR Dustin L. Pierce

2018/06/28 09:11:22 AM V1 P.1 142 201806280001  
 KITTITAS COUNTY ENGINEER  
 114 S. LAUREL  
 KITTITAS COUNTY, WA 98941



**LEGEND**

- FOUND 5/8" IRON ROD & CAP, LS 45003
- △ FOUND 1/8" NAIL & WASHER, LS 45003
- SET 5/8" IRON ROD & CAP, LS 45003
- ⊙ RADIAL BEARING
- <100.00> DATA FROM PLATS/SURVEYS OF RECORD
- APN ASSESSOR'S PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER



**LINE TABLE**

LINE #	DIRECTION	DISTANCE
L1	S 42°51'18" E	36.00
L2	S 29°05'00" W	30.04
L3	S 60°59'12" E	54.39
L4	N 73°08'17" W	16.82
L5	N 75°07'02" W	7.56
L6	S 19°02'32" W	18.07
L7	S 16°03'32" W	10.07
L8	S 16°03'32" W	5.07
L9	N 75°08'17" W	18.19
L10	N 71°02'02" W	54.79

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA
C1	30.00	46.87	67°02'30"
C2	262.00	48.80	11°48'00"
C3	470.00	14.17	1°45'00"
C4	30.00	41.20	90°20'30"
C5	240.00	71.22	17°02'18"

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 1 SHORT PLAT  
 PREPARED FOR  
 THE BOARD OF DIRECTORS  
 A PORTION OF THE NORTH 1/2 OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY  
 DRAWN BY  
 DATE  
 JOB NO.  
 GW/DLP  
 02/20/18  
 16079  
 CHECKED BY  
 D. PIERCE  
 SCALE  
 1"=100'  
 SHEET  
 1 OF 4

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 163 NE Jasper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-4020 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Suburban Blvd • Co. Blaine, WA 99222 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT I AM CORRECTLY REPRESENTING A SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY  
 RECORDING ACT AT THE REQUEST OF  
 TAMARAWY RIDGE LLC  
 DATED THIS 21 DAY OF March A.D. 2018  
 SURVEYOR'S NAME Dustin L. Pierce  
 COUNTY AUDITOR Dustin L. Pierce

ORIGINAL TAX PARCEL NO. 935533  
 AUDITOR'S CERTIFICATE 2018 2019 2020  
 FILED FOR RECORD THIS 6 DAY OF MARCH 2018 AT 9:11 AM  
 IN BOOK 1 OF SHORT PLAT AT THE REQUEST OF  
EVERGREEN RIDGE P.U.D.  
 SURVEYOR'S NAME Dustin L. Pierce  
 COUNTY AUDITOR Dustin L. Pierce







**EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 1 SHORT PLAT  
A PORTION OF THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITITAS COUNTY, STATE OF WASHINGTON**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TEAMWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSIDIE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27<sup>th</sup> DAY OF FEBRUARY, A.D. 2018.

NAME Pat DeWeger  
TITLE MANAGER

ACKNOWLEDGEMENT  
STATE OF WASHINGTON S.S.  
COUNTY OF KITITAS

ON THIS 27<sup>th</sup> DAY OF FEBRUARY, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PAT DEWEGER AND DAVID DEWEGER, BOTH OF WHOM I KNOW TO BE THE SAME PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID UNDERSIGNED, AND THAT SAID UNDERSIGNED ARE ENTITLED TO EXECUTE THE SAID INSTRUMENT.

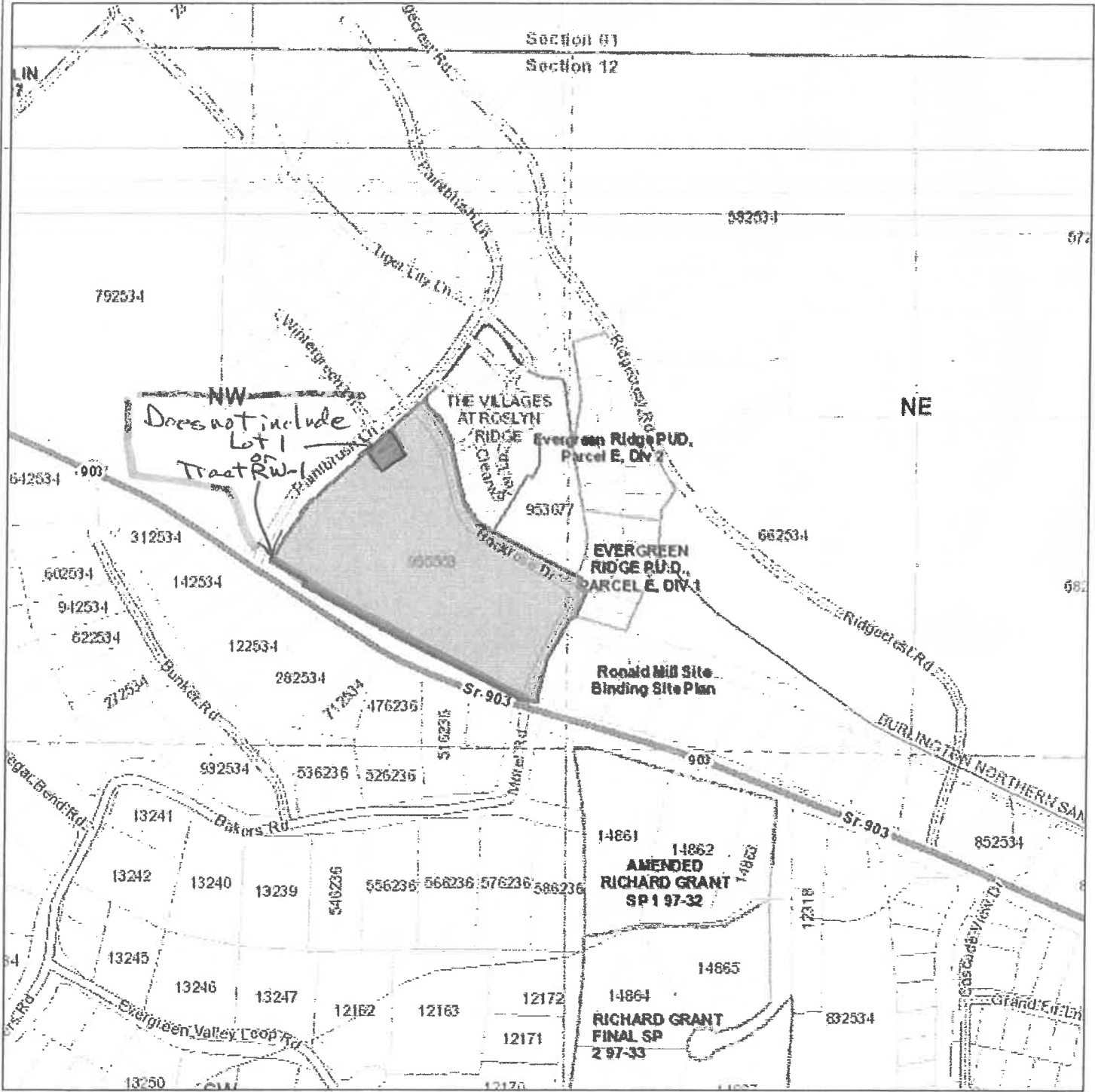
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Dustin L. Pierce*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES SEPTEMBER 24, 2018



<p><b>AUDITOR'S CERTIFICATE</b> 20180206001 FILED FOR RECORD THIS <u>16</u> DAY OF <u>MARCH</u>, 20<u>18</u> AT <u>9:11 A.M.</u> IN BOOK <u>L</u> OF <u>SHORT PLATS</u> AT PAGE <u>145</u> AT THE REQUEST OF _____ <u>DUSTIN L. PIERCE</u> SURVEYOR'S NAME <u>SCHEIDT &amp; FITZGERALD</u> County Auditor</p>		<p><b>SURVEYOR'S CERTIFICATE</b> THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF <u>TEAMWAY RIDGE LLC</u> BY <u>Pat DeWeger</u> 2/27/2018 DATE <u>DUSTIN L. PIERCE</u> 45503 CERTIFICATE NO.</p>	
<p><b>EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 1 SHORT PLAT</b> PREPARED FOR <b>TEAMWAY RIDGE LLC</b> A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITITAS COUNTY WASHINGTON</p>		<p><b>Encompass</b> ENGINEERING &amp; SURVEYING Western Washington Division 163 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055 Eastern Washington Division 407 Sulliventer Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7493 • Fax: (509) 674-7419</p>	
<p>DWN BY <u>GWDLP</u></p>	<p>DATE <u>02/20/18</u></p>	<p>JOB NO. <u>16079</u></p>	<p>WASHINGTON</p>
<p>CHKD BY <u>D. PIERCE</u></p>	<p>SCALE <u>N/A</u></p>	<p>SHEET <u>4</u></p>	<p>OF <u>4</u></p>

# 60 PAINTBRUSH LN



Date: 3/27/2018

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.

