

stewart
SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12280

Fee: \$300.00

Order No.: 503029AM

Tax: \$24.90

Dated: 10/29/2021

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 | G-6329-12280 |
| Serial No. | |

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: 503029AM

Prepared by: Dallas Thornton
Guarantee No.: G-6329-12280

Effective Date: 10/28/2021
Premium: \$300.00
Sales Tax: \$24.90

OWNERS: Land Lloyd Development, Inc., a Washington corporation

LEGAL DESCRIPTION:

Parcel 18106:

Lot 2D2 of that certain Survey recorded December 11, 2002, in Book 28 of Surveys, Page 124, under Auditor's File No. 200212110040, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 2, Township 19 North, Range 14 East, W.M., Kittitas County, State of Washington.

Parcel 952556:

Lot 3, 4L SHORT PLAT, Kittitas County Short Plat No. 06-02, recorded in Book I (i) of Short Plats, Pages 150 and 151, under Auditor's File No. 200704110027, records of Kittitas County, State of Washington; being a portion of Lot 2D1 of that certain Survey recorded December 11, 2002, in Book 28 of Surveys, Page 124, under Auditor's File No. 200212110040, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 2, Township 19 North, Range 14 East, W.M., Kittitas County, State of Washington.

SUBJECT TO:

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid.
2. 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: \$775.99
Tax ID #: 18106
Taxing Entity: Kittitas County Treasurer
First Installment: \$388.00
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment: \$388.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021

Tax Year: 2021
Tax Type: County

WA Subdivision Guarantee

Total Annual Tax: \$737.83
Tax ID #: 952556
Taxing Entity: Kittitas County Treasurer
First Installment: \$368.92
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment: \$368.91
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Levy Code: 43
Land use/DOR code: 91
Land Value: \$100,000.00
Improvements: \$0.00

3. 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.

4. Liens, levies and assessments of the Ridge at Fowler Creek Owner's Association.
5. Land Exchange and Boundary Agreement, including the terms and provisions thereof,
Recorded: June 1, 1981
Instrument No.: 452406
6. Road Use Agreement and Easement Exchange, including the terms and provisions thereof,
Recorded: September 27, 1985
Instrument No.: 491488
7. Declaration of Easement and Road Maintenance Obligation, including the terms and provisions thereof,
Recorded: March 3, 2000
Instrument No.: 200003030004
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., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge and use for one or more utility systems and all other stated purposes
Recorded: January 24, 2001
Instrument No.: 200101240015
9. Road Maintenance Agreement, including the terms and provisions thereof,
Recorded: May 26, 2004
Instrument No.: 200405260056
10. A record of Survey, including the terms and provisions thereof,
Recorded: November 5, 1999
Instrument No.: 199911050018
Book: 24, Page(s): 176-177
11. A record of Survey, including the terms and provisions thereof,
Recorded: January 21, 2000
Instrument No.: 200001210002
Book: 24, Page(s): 224
12. A record of Survey, including the terms and provisions thereof,
Recorded: December 11, 2002
Instrument No.: 200212110040
Book: 28, Page(s): 124

WA Subdivision Guarantee

13. Easements, reservations, notes and/or dedications as shown on the official 4L Short Plat, SP-06-02, recorded in Volume I (i) of Short Plats, Pages 150-151, under Kittitas County Auditor's File No. 200704110027.
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: March 3, 2000
Instrument No.: 200003030002
15. Declaration for Domestic Well and Distribution System, including the terms and provisions thereof,
Recorded: March 3, 2000
Instrument No.: 200003030003
16. Water Users Agreement, including the terms and provisions thereof,
Recorded: July 16, 2009
Instrument No.: 200907160025

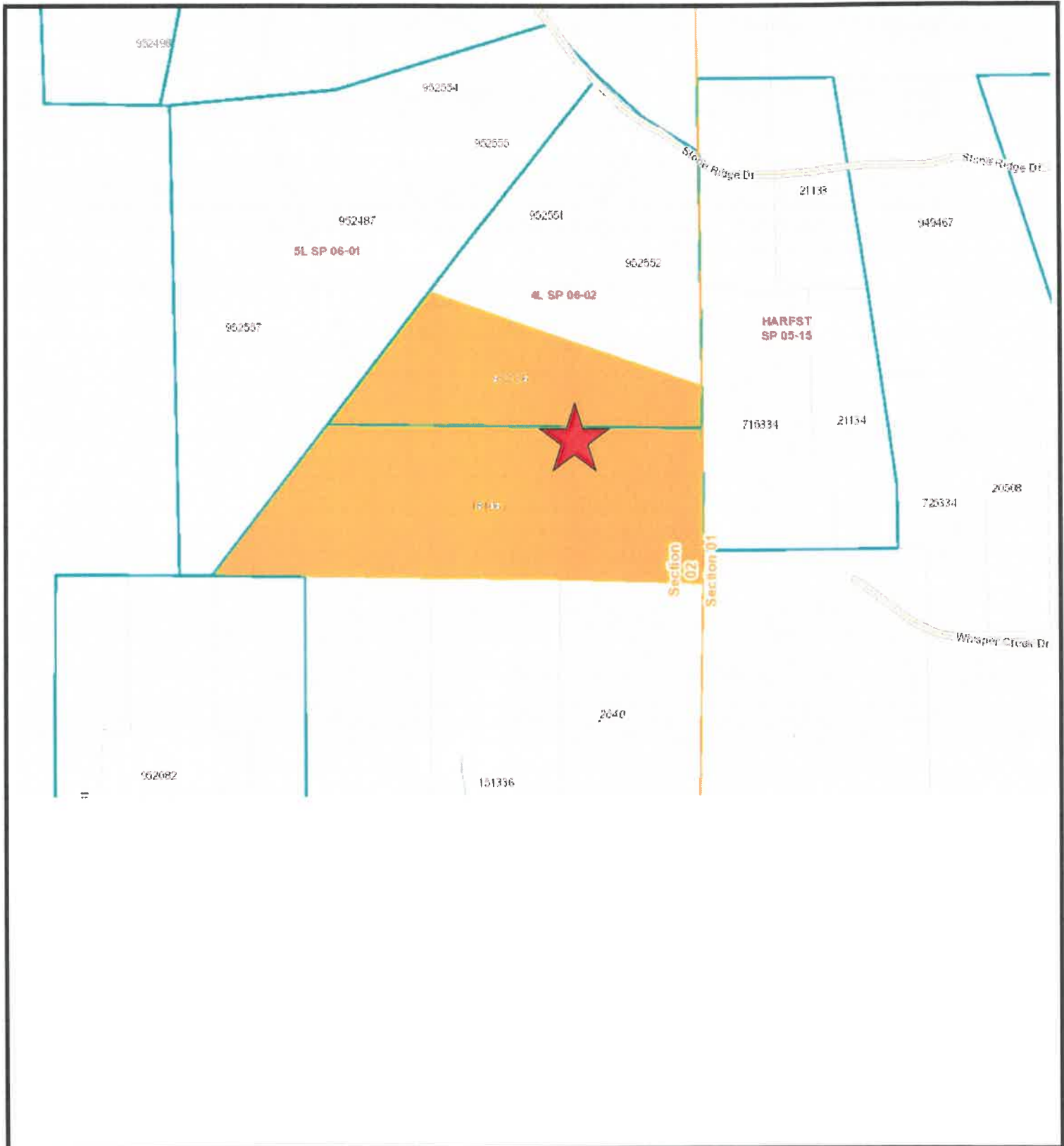
Affects Parcel 952556.

WA Subdivision Guarantee

Order Number: 503029AM

Guarantee No.: G-6329-12280

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.



**NKA Whisper Creek 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