

# **stewart** SUBDIVISION GUARANTEE

**Guarantee No.:** G-0000057677448

**Fee:** \$300.00

**Order No.:** 580812AM

**Tax:** \$25.20

**Dated:** March 2, 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:

*Dallas Thornton*

Authorized Countersignature

**Kittitas Title and Escrow**

208 W Ninth, Ste. 6  
Ellensburg, WA 98926



Frederick H. Eppinger  
President and CEO

David Hisey  
Secretary

|                                 |                        |
|---------------------------------|------------------------|
| <b>Guarantee<br/>Serial No.</b> | <b>G-0000057677448</b> |
|---------------------------------|------------------------|

In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

**RECEIVED**  
MAR 17 2023

**SCHEDULE A**

Order Number: 580812AM

Prepared by: Dallas Thornton  
Guarantee No.: G-0000057677448

Effective Date: March 2, 2023  
Premium: \$300.00  
Sales Tax: \$25.20

**OWNERS:**

**LEGAL DESCRIPTION:**

APN: 954170:

Lot 4 of THE PLAT OF TIMBER COVE, according to the Plat recorded in Volume 11 of Plats at Page(s) 122-124, records of Kittitas County, Washington.

AND

An easement for ingress and egress, sixty feet (20') in width as described in that certain instrument recorded May 24, 2006 under Auditor's File No. 200605240030.

APN 954171:

Lot 5 of THE PLAT OF TIMBER COVE, according to the Plat recorded in Volume 11 of Plats at Page(s) 122-124, records of Kittitas County, Washington.

AND

An easement for ingress and egress, sixty feet (20') in width as described in that certain instrument recorded May 24, 2006 under Auditor's File No. 200605240030.

**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://taxsifer.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$2,579.62  
Tax ID #: 954170  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,289.81  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,289.81  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

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Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$2,631.42  
Tax ID #: 954171  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,315.71  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,315.71  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023  
Levy Code: 40  
Land use/DOR code: 91  
Land Value: \$400,750.00  
Improvements: \$7,500.00

2. Liens, levies and assessments of the Timber Cove Homeowners Association.
3. Liens, levies and assessments, if any, including but not limited to hook-up, or connection charges and latecomer charges for connection to the community water system in the amount of \$2,500.00 and any other stated fees as disclosed by Instrument recorded March 18, 2008 under Auditor's File No. [200803180007](#).
4. 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:  
Recorded: February 15, 1951  
Instrument No.: [220954](#)
5. 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.  
Recorded: September 10, 2007  
Instrument No.: [200709100036](#)
6. Easement and Water Users Agreement, including the terms and provisions thereof,  
Recorded: March 12, 2008  
Instrument No.: [200803120031](#)
7. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:  
Recorded: August 24, 1999  
Recording no.: [199908240018](#)
8. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:  
Recorded: May 24, 2006  
Recording no.: [200605240030](#)
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: March 27, 2008  
Instrument No.: [200803270043](#)
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: April 30, 2008  
Instrument No.: [200804300011](#)
11. 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

**WA Subdivision Guarantee**

extent that said covenant or restriction is permitted by applicable law.

Recorded: February 14, 2008

Instrument No.: [200802140024](#)

12. 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 18, 2008

Instrument No.: [200803180007](#)

Modification(s) of said covenants, conditions and restrictions

Recorded: June 22, 2010

Instrument No: [201006220029](#)

13. Declaration of Restrictive Covenant for Water Conservation, including the terms and provisions thereof,

Recorded: February 10, 2016

Instrument No.: [201602100008](#)

14. Groundwater Mitigation Certificate, including the terms and provisions thereof,

Recorded: February 10, 2016

Instrument No.: 201602100009

15. The provisions contained in Deed:

Recorded: November 8, 1949,

Instrument No.: [211800](#).

As follows: Grantor covenants with grantee that they will restrict the remaining lands owned by them in Northwest Quarter of said Section 28, against any commercial use of boats, or boat houses, or docks, and against the commercial use or establishment of riding stables, corrals, or the keeping of horse for hire, or packing.

AND

The right to cross said land by a single road at an easy and suitable location for ingress and egress from main county road to lands to west now owned by grantors, until other roads giving such access shall be made and opened by the county.

Refer to the record of said instrument for full particulars.

16. Reservation of Oil, gas, minerals, including the terms and provisions contained therein, in deed from Helen B. Smith.

Recorded: October 11, 1920

Instrument No.: [60080](#) 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. Easements, reservations, notes and/or dedications as shown on the official plat of [Timber Cove](#).

18. Survey, including the terms and provisions thereof,

Recorded: December 21, 2005

Instrument No.: [200512210001](#)

Book: 32 of Surveys, Page: 24

19. Survey, including the terms and provisions thereof,

Recorded: January 5, 2009

Instrument No.: [200901050032](#)

Book: 35 of Surveys, Page: 234

20. Survey, including the terms and provisions thereof,

Recorded: June 15, 2015

**WA Subdivision Guarantee**

Instrument No.: [201506150006](#)

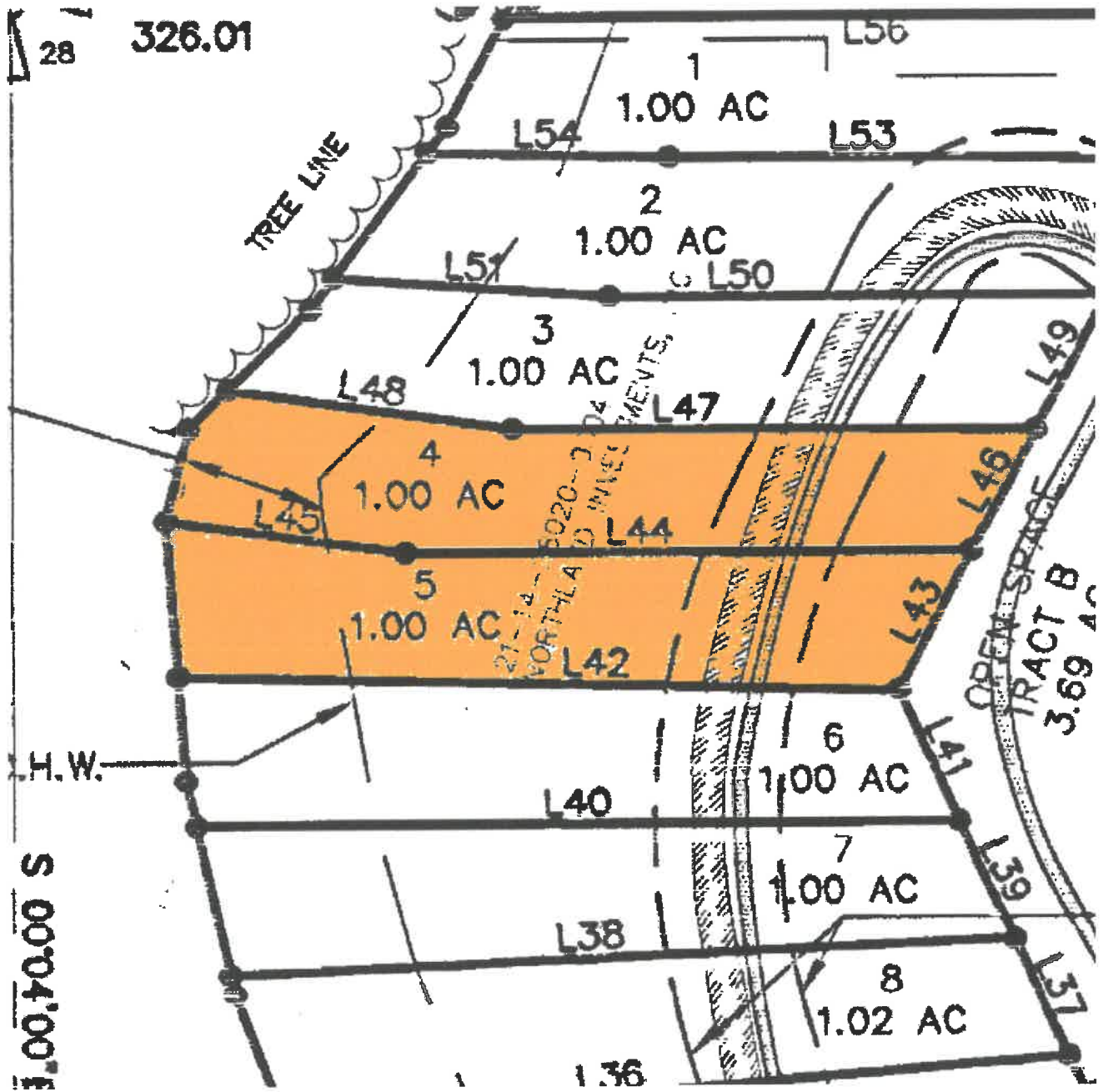
Book: 39 of Surveys, Page: 167-169

21. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Lake Cle Elum, if it is navigable.
22. Any question of location, boundary or area related to the Lake Cle Elum, including, but not limited to, any past or future changes in it.
23. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

**Order Number: 580812AM**

**Guarantee No.: G-0000057677448**

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 Timber Cove Drive  
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