

WA Subdivision Guarantee

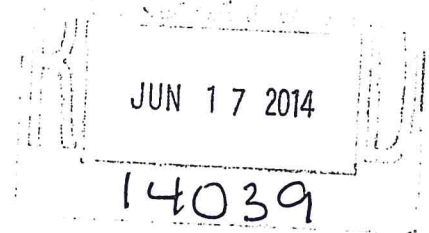
# SUBDIVISION GUARANTEE



Guarantee No.: G-6329-6619  
Order No.: 31977

Fee: \$300.00  
Dated: June 5, 2014

Issued by  
**stewart**  
title guaranty company



Stewart Title Guaranty Company (the "Company", guarantees the County of Kittitas and 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.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned:

Authorized Countersignature

**stewart**  
title guaranty company

  
Senior Chairman of the Board  
Chairman of the Board  
President

Stewart Title of Kittitas County  
Company  
Ellensburg, WA  
City, State

Guarantee Serial No. G-6329-6619

In writing this company please address it at PO Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

# SUBDIVISION GUARANTEE

Prepared by:  
Stewart Title of Kittitas County  
208 West 9th Avenue, Suite 6  
Ellensburg, WA 98926

Order Number: 31977  
Effective Date: June 5, 2014 at 8:00 AM

Guarantee No.: G-6329-6619

Premium: \$300.00  
Sales Tax: \$24.00  
Total: \$ 324.00

OWNERS: Phoenix United Properties LLP, a Washington limited liability partnership

## LEGAL DESCRIPTION:

### Parcel A

That portion of Lots 2 and 3 of that certain survey recorded June 28, 1984, in Book 13 of Surveys, Page 7, under Auditor's File No. 480175, records of Kittitas County, State of Washington; lying within Section 22, Township 15 North, Range 19 East, W.M., Kittitas County, State of Washington.

### Parcel B

Lot S-2 of that certain Survey recorded January 19, 2007 in Book 33 of Surveys, Page 186, under Auditor's File No. 200701190036, records of Kittitas County, State of Washington.

## EXCEPT:

That portion of Lot S-2 of that certain Survey recorded in Book 33 of Surveys, Page 186, under Auditor's File No. 200701190036, records of Kittitas County, State of Washington, which is bounded by a line described as follows:

Beginning at the Northeast corner of said Lot S-2;  
Thence North 89°51'57" West, along the North boundary of said Lot S-2, 40.00 feet to the True Point of Beginning of said line;  
Thence continuing North 89°51'57" West, along said North boundary of said Lot S-2, 254.15 feet, to a point common to Lots S-2, S-1 and Lot 12 of said Survey;  
Thence South 00°01'25" East, along a line common to Lots S-2 and Lot 12 of said Survey, 230.00 feet;  
Thence South 89°51'57" East 254.26 feet, more or less, to the western boundary of Easement "F" as delineated on said Survey;  
Thence North 00°03'00" West, along said western easement boundary, 230.00 feet, more or less, to the True Point of Beginning and the terminus of said line.

Situated in the Northwest quarter of Section 21, Township 15 North, Range 19 East, W.M., Kittitas County, Washington

SUBJECT TO:

1. LIEN OF THE REAL ESTATE EXCISE SALES TAX and surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate is 1.53% and an additional County Real Estate Excise Tax Affidavit processing fee of \$5.00.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS contained therein as granted in Instrument:  
Recorded: May 14, 1976  
Recording no.: 404704

Affects Parcel B

3. EASEMENT, including terms and provisions contained therein:  
Recorded: March 6, 1981  
Recording no.: 450140  
In favor of: Present and future owners  
For: Access and utilities  
Affects: A Westerly, Northerly and Easterly portion of the said premises and other property

Said easement was modified by instrument recorded under Auditor's file number 467244.

Said easement is also delineated on the face of the Survey recorded under Auditor's file number 480175.

Affects Parcel A and B

4. EASEMENT, including terms and provisions contained therein:  
Recorded: March 6, 1981  
Recording no.: 450142  
In favor of: Pacific Northwest Bell Telephone Company  
For: Communication system, necessary appurtenances and incidental purposes  
Affects: A 10 foot strip of land over an undisclosed portion of Section 22

Affects Parcel A

5. EASEMENT, including terms and provisions contained therein:  
Recorded: October 19, 1981  
Recording no.: 456469  
In favor of: Pacific Northwest Bell Telephone Company  
For: Communication system, necessary appurtenances and incidental purposes  
Affects: A 10 foot strip of land over an undisclosed portion of the subject premises and other property

Affects Parcel A and B

6. MATTERS PERTAINING TO the fact that access is gained over private roads

Affects Parcel A and B

7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Danny Burrill  
And: George E. Verheul and Julie E. Verheul, husband and wife  
Recorded: May 18, 2001  
Recording Number: 200105180028  
Purpose: Joint Well agreement and easement for installation of water transmission line

Refer to the record of said instrument for full particulars.

Affects Parcel A

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Yakima Mineral Lease Company  
And: Yakima Sheep Company  
Dated: May 20, 1958  
Recording Number: 270246  
Purpose: Use of mineral rights

Reference is made to the recorded document for full particulars.

Affects Parcel A

9. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:

Recorded: March 6, 1981  
Recording no.: 450140

Amendment to Access and Utility Easement-Burbank Creek Project, dated December 31, 1982, recorded January 25, 1983 under Auditor's File No. 467244.

Affects Parcel A and B

10. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:

Recorded: June 23, 2006  
Recording no.: 200606230009

Parcel B

11. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Winfred Clemenson, Steven Mahre, Danny Burrill,  
George Verheul & Julie Verheul, John Schrier &  
Sandra K. Schrier, David Thorp & Martha Thorp, Margaret  
Walsh  
And: Winfred Clemenson, Steven Mahre, Danny Burrill,  
George Verheul & Julie Verheul, John Schrier &  
Sandra K. Schrier, David Thorp & Martha Thorp, Margaret  
Walsh  
Recorded: July 7, 2003  
Recording Number: 200307070074

Affects Parcel A and B

- 12. MINERAL RIGHT AND ROYALTY TRANSFER and the terms and conditions thereof as contained in instrument recorded under Auditor's file number 228046 between Yakima Sheep Company and Arthur S. Bohoskey, et al.

Note: Mineral rights have been purportedly deeded in numerous documents of record. No examination has been made as to the current ownership of said mineral estate.

Affects Parcel A and B

- 13. Mineral Right and Royalty Transfer dated August 28, 1953, recorded September 9, 1953, under Auditor's File No. 239463, from Yakima Sheep Company, an Oregon corporation, to Arthur R. Bohoskey, Donald A. Bohoskey and Woodward Bohoskey.

Note: Mineral rights have been purportedly deeded in numerous documents of record. No examination has been made as to the current ownership of said mineral estate.

Affects Parcel A and B

- 14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Yakima Mineral Lease Company and Yakima Sheep Company  
 Dated: May 20, 1958  
 Recorded: May 21, 1958  
 Recording Number: 270246

Affects Parcel A and B

- 15. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: January 15, 1979  
 Recording no.: 429327  
 Book: 5  
 Page: 52

Said Survey was modified under Auditor's file number 527026, Book 16 of Surveys, page 103.

Affects Parcel A

- 16. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: August 28, 1980  
 Recording no.: 444805  
 Book: 7  
 Page: 63

Affects Parcel A and B

- 17. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: August 27, 1981  
 Recording no.: 454987  
 Book: 9  
 Page: 23

Affects Parcel A and B

18. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: June 28, 1984  
Recording no.: 480175  
Book: 13  
Page: 7

19. A RECORD OF BOUNDARY LINE ADJUSTMENT SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: January 19, 2007  
Recording no.: 200701190036  
Book: 33  
Page: 186

Affects Parcel B

20. NOTE 2: General taxes for the year **2014** which have been paid.

Amount: \$790.31  
Levy code: 52  
Land use/DOR code: 91  
Map number: 15-19-22000-0027  
Parcel number: 604133  
Assessed value of land: \$58,200.00  
Assessed value of improvement: \$7,500.00

21. NOTE 3: General taxes for the year **2014** which have been paid.

Amount: \$933.98  
Levy code: 52  
Land use/DOR code: 91  
Map number: 15-19-21000-0016  
Parcel number: 244133  
Assessed value of land: \$62,940.00  
Assessed value of improvement: \$0.00

## SUBDIVISION GUARANTEE

Order Number: 31977

Guarantee No.: G-6329-6619

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.