

**CHICAGO TITLE INSURANCE COMPANY**

**GUARANTEE**

**Guarantee Number 7386-2-1029086-2025.72156-235012022**

**RECEIVED**  
**OCT 07 2025**  
**Kittitas County CDS**

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 ASSUANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 7, 2025

**CHICAGO TITLE INSURANCE COMPANY**

Countersigned By:

*Kami Sinclair*  
Authorized Signatory

**CHICAGO TITLE INSURANCE COMPANY**



By: *[Signature]*

President

ATTEST  
*[Signature]*

Secretary

## SCHEDULE A

Your Reference:

Our No. 1029086  
Guarantee No. 7386-2-1029086-2025.72156-235012022  
Liability: \$1,000.00  
Fee: \$350.00  
Sales Tax: \$30.10

1. Name of Assured: Allan W. Andersen and Patrice J. Andersen
2. Date of Guarantee: 6th day of October, 2025 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relative to the following described real property:

See attached Exhibit 'A'

Title to said real property is vested in:

Allan Andersen and Patrice Andersen, who are also shown of record as Allan W. Andersen and Patrice J. Andersen, husband and wife

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: 2025  
Tax Type: County  
Total Annual Tax: \$842.12  
Tax ID #: 657834  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$421.06  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$421.06  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025  
Affects: Tract A

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$606.15  
Tax ID #: 777834  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$303.08  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$303.07  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025  
Affects: Tract B

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$5,068.14  
Tax ID #: 767834  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,534.07  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$2,534.07  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025  
Affects: Tract C

7. 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.

8. Liens, levies and assessments of the Ellensburg Ranches Owners Association.
9. A permanent easement sufficient for a roadway to be used in the construction, operation and maintenance of the North Branch Irrigation Canal of the Kittitas Reclamation District, over and across the Southwest Quarter of Section 26 and the North Half of Section 35, with the understanding and agreement that said easement is for the benefit of grantee, its successors and assigns, only, and is not for the benefit of the general public and said roadway is not to be used by the general public, as conveyed to the Kittitas Reclamation District by deed recorded November 9, 1927 in Book 46 of Deeds, page 69, under Auditor's File No. [88575](#).  
Affects: Tracts A and B

10. Agreement and the terms and conditions contained therein

To: Kittitas Reclamation District  
Purpose: Waiver of Damages  
Recorded: December 9, 1927  
Instrument No.: [88574](#)

"The grantor herewith acknowledges full satisfaction for all damages and claims to all its lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors or assigns over and upon the premises herein conveyed."

Affects: Tracts A and B

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

Granted To: Public Utility District No. 1 for Kittitas County  
Purpose: To place, construct, operate, repair, maintain, relocate and replace an electric transmission or distribution line or system  
Recorded: June 18, 1940  
Instrument No.: [155295](#)  
Book 62 of Deeds, Page 330

12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: September 21, 1977

Book: 4 Page: 10-14

Instrument No.: [416570](#)

Matters shown:

- a) Easements shown thereon
- b) Notes contained thereon

13. 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:

Purpose: 60 foot road and utility easements

Recorded: April 18, 1978

Instrument No.: [421737](#)

Book: 97, Page: 191

Affects: Said premises and other land

14. An easement reserved in contract, including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Recorded: December 20, 1978

Instrument No.: [428804](#)

Book: 109, Page: 59

Affects: Tract C

15. An easement reserved in contract, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: June 21, 1979

Instrument No.: [433551](#)

Volume 116, Page 623

Affects: Tract A

16. An easement reserved in contract, including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Recorded: September 5, 1979

Instrument No.: [425990](#)

Book: 104, Page: 185

Affects: Tracts B and C

17. By laws of Ellensburg Ranches Owners Association, a Non-profit corporation, recorded October 15, 1991, in Volume 326, page 239, under Auditor's File No. [543898](#).

Amended By-Laws of the Ellensburg Ranches Owners Association recorded March 7, 2006, under Auditor's File No. [200603070029](#).

18. 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: Gas and electricity transmission and distribution line, together with necessary appurtenances

Recorded: May 17, 2001

Instrument No.: [200105170012](#)

Affects: Tracts B, C and other land

**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: Tract 14, Book 4 of Surveys, pgs 10-14, ptn SW Quarter of Section 26, Township 19N, Range 17E, W.M. AND Ptn SW Quarter of Section 26 and NW Quarter of Section 35, Township 19N, Range 17E, W.M., ptn Lot 20, ELLENSBURG RANCHES (UNRECORDED), Book 4 of Surveys, pgs 10-14.
- B. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- C. 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).

## EXHIBIT 'A'

File No. 1029086

Tract A:

Tract 14 of that certain survey recorded September 21, 1977 in Book 4 of Surveys, pages 10 through 14, under Auditor's File No. 416570, being a portion of the Southwest Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract B:

That portion of the Southwest Quarter of Section 26 and the Northwest Quarter of Section 35, Township 19 North, Range 17 East, W.M., records of Kittitas County, Washington, described as follows:

Beginning at the Northeast corner of Section 35;  
Thence South 0°29'07" East along the East line thereof 791.03 feet;  
Thence South 89°23'02" West, 2354.25 feet;  
Thence North 17°00'00" West, 963.46 feet;  
Thence North 41°46'30" West, 251.29 feet to the true point of beginning;  
Thence North 41°46'30" West, 838.02 feet;  
Thence South 47°39'59" West, 653.15 feet;  
Thence South 18°33'08" East, 879.27 feet;  
Thence North 49°34'42" East, 1000.10 feet, to the true point of beginning;

Being a portion of Lot 20, ELLENSBURG RANCHES (UNRECORDED), according to the Survey recorded in Book 4 of Surveys, pages 10 through 14, under Auditor's File No. 416570.

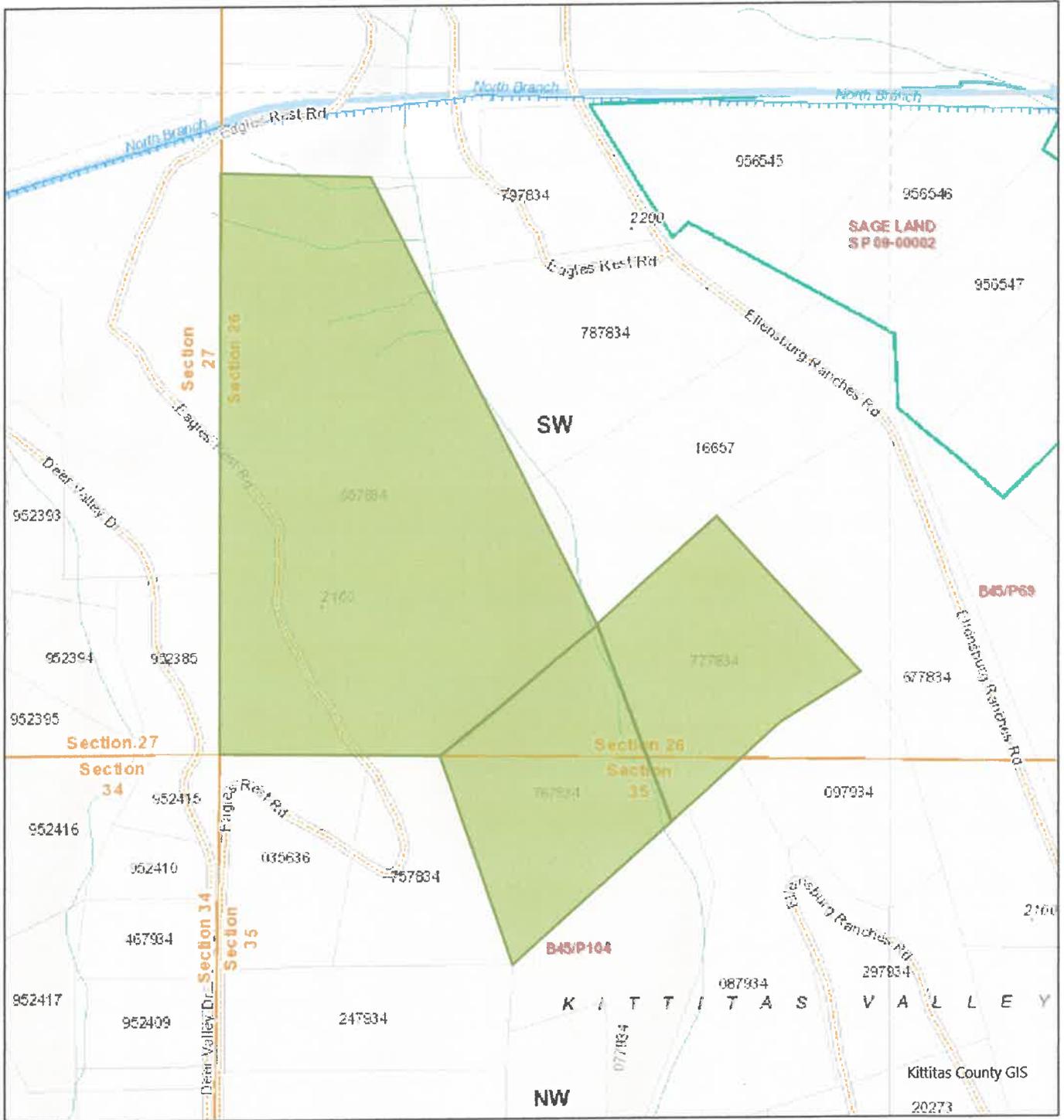
Tract C:

That portion of the Southwest Quarter of Section 26, and the Northwest Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of Section 35;  
Thence South 0°29'07" East along the East line thereof 791.03 feet;  
Thence South 89°23'02" West 2,354.25 feet;  
Thence North 17°00'00" West 963.46 feet;  
Thence North 41°46'30" West 1,089.31 feet;  
Thence South 47°39'59" West 653.15 feet to the true point of beginning;  
Thence South 47°39'59" West 632.59 to the North line of the Northwest Quarter of said Section 35;  
Thence South 88°10'17" West along said North line 148.43 feet;  
Thence South 19°19'30" East 951.24 feet;  
Thence North 49°34'42" East 763.12 feet;  
Thence North 18°33'08" West 879.27 feet to the true point of beginning.

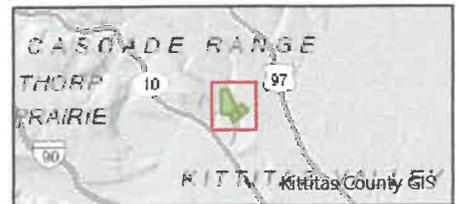
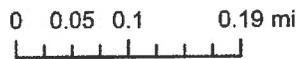
Being a portion of Tract 20 of that certain survey recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington.

# Kittitas County COMPAS Map



Date: 9/25/2025

1 inch equals 752 feet



**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.