

KITTITAS CO CDS
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CHICAGO TITLE INSURANCE COMPANY

GUARANTEE

Guarantee Number 7386-13-1059612-2026.72156-235772886

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: February 18, 2026

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Kami Sinclair
Authorized Signatory



By: *[Signature]* President
ATTEST *[Signature]* Secretary

SCHEDULE A

Your Reference: NKA Lyons Rd., Ellensburg, WA 98926

Our No. 1059612

Guarantee No. 7386-13-1059612-2026.72156-235772886

Liability: \$1,000.00

Fee: \$350.00

Sales Tax: \$30.10

1. Name of Assured:
William Hanson and Aimee Hanson
2. Date of Guarantee: 5th day of February, 2026 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:

William Lewis Hanson and Aimee Lynn Hanson, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1059612
Policy No: 7386-13-1059612-2026.72156-235772886

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: 2026
Tax Type: County
Total Annual Tax: \$169.07
Tax ID #: 954464
Taxing Entity: Kittitas County Treasurer
First Installment: \$84.54
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$84.53
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$78.41
Tax ID #: 954465
Taxing Entity: Kittitas County Treasurer
First Installment: \$39.21
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$39.20
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$143.50
Tax ID #: 954466
Taxing Entity: Kittitas County Treasurer
First Installment: \$71.75
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$71.75
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$144.15
Tax ID #: 954467
Taxing Entity: Kittitas County Treasurer
First Installment: \$72.08
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$72.07
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$67.29
Tax ID #: 954468
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.65
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$33.64
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$7.65
Tax ID #: 954469
Taxing Entity: Kittitas County Treasurer
First Installment: \$7.65
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$22.36
Tax ID #: 954470
Taxing Entity: Kittitas County Treasurer
First Installment: \$22.36
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026

7. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. 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.

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Conveyed To: O B Grimm
Purpose: To lay pipes or construct ditches to collect waste water and carry away the same
Dated: October 21, 1914
[Book 3 of Water Rights, Page 168](#)

10. Waiver of damages, contained in deed to the Kittitas Reclamation District, dated March 19, 1930, and recorded in [Book 48 of Deeds, page 402](#), as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey, Recorded: November 18, 1999
Book: 24 of Surveys Pages: 188 through 190
Instrument No.: [199911180030](#)
Matters shown:
a) 40' Easement Q as shown thereon
b) Location of ditch
c) Notes contained thereon
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Lyons Road Short Plat,
Recorded: January 15, 2008
Book: J of Short Plats Pages: 83 and 84
Instrument No.: [200801150017](#)
Matters shown:
a) Location of ditch
b) Location of powerlines
c) Location of PEMC Wetland
d) Location of fenceline to the North of Lot 1 in relation to boundary line
e) Notes contained thereon
f) Dedication contained thereon
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Paul Properties Short Plat,
Recorded: January 15, 2008
Book: J of Short Plats Pages: 85 and 86
Instrument No.: [200801150018](#)
Matters shown:
a) Location of ditch
b) Location of PEMC Wetland
c) 60' access and utility easement as shown thereon
d) Location of fencelines through Lots 3 and 4 and to the North of Lots 1 and 4 in relation to the boundary lines
e) Notes contained thereon
f) Dedication contained thereon

14. A Mortgage, Assignment of Rents and Security Agreement including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$855,000.00
Mortgagor: William Lewis Hanson (AKA William L. Hanson and Bill Hanson) and Aimee Lynn Hanson (aka Aimee L. Hanson and Aimee Hanson), married spouses
Mortgagee: RABO AgriFinance LLC, a Delaware limited liability company
Recorded: March 11, 2019
Instrument No.: [201903110013](#)

The mortgagee's interest under said Mortgage was assigned of record to Federal Agricultural Mortgage Corporation, by assignment.
Recorded: April 7, 2025
Instrument No.: [202504070007](#)

Affects: Said premises and other land

15. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

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: Ptn Lot 2, of LYONS ROAD SHORT PLAT, Book J of Short Plats, pgs 83-84, ptn NE Quarter of the SE Quarter of Section 27, Township 18N, Range 19E, W.M. and Lot 1 and Lot 4 and ptn Lot 2 and Lot 3, of PAUL PROPERTIES SHORT PLAT, Book J of Short Plats, pgs 85 -86, ptn SE Quarter of Section 27, Township 18N, Range 19E, W.M.
- 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).