

CHICAGO TITLE INSURANCE COMPANY

RECEIVED
AUG 26 2026

Kittitas County CDS

GUARANTEE

Guarantee Number 7386-13-1106108-2026.72156-236922630

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: August 26, 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: 3821 Game Farm Rd., 3451 Game Farm Rd., 1430 Lyons Rd., Ellensburg, WA 98926

Our No. 1106108

Guarantee No. 7386-13-1106108-2026.72156-236922630

Liability: \$1,000.00

Fee: \$350.00

Sales Tax: \$30.10

1. Name of Assured: Richard Haberman and Krystal Tirey
2. Date of Guarantee: 30th day of July, 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:

Haberman Ranch Homes L.L.C., a Washington limited liability company as to Tract A and Tract C; Krystal D. Tirey, an unmarried woman, as her sole and separate property as to Tract B; Richard Haberman, presumptively subject to the community interest of his spouse, if married as to Tract D; Kale M. Haberman, a married man as his separate property, as to an undivided one-third interest, Cole B. Haberman, a married man as his separate property, as to an undivided one-third interest and Kathleen Dixon, a married woman as her separate property, as to an undivided one-third interest as to Tract E

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1106108
Policy No: 7386-13-1106108-2026.72156-236922630

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.

TRACT A EXCEPTIONS:

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: \$661.31
Tax ID #: 394634
Taxing Entity: Kittitas County Treasurer
First Installment: \$330.66
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$330.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 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 amandatory 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. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of the Naneum Creek, if it is navigable.
10. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
11. 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.

TRACT B EXCEPTIONS:

12. 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: \$8,331.53
Tax ID #: 16788
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,165.77
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$4,165.76
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2026

13. Communication assessment for the year 2026, which becomes delinquent after April 30, 2026, if not paid.
Amount: \$0.00
Parcel No. : 16788

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

14. 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.

15. 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.

16. Waiver of damages contained in deed from N.G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in [Book 48 of Deeds, page 11](#) 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 of or occasioned by the location, construction maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed."

17. 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: Olympic Pipe Line Company, a Corporation of Delaware, its successors and assigns
Recorded: August 16, 1996
Instrument No.: [199608160043](#)

18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 21, 2001
Book: 27 Page: 48-49
Instrument No.: [200112210029](#)
Matters shown:
a) Location of ditch
b) Notes contained thereon
19. 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: Eamon P. and Lynn Sullivan, husband and wife
Recorded: April 14, 2008
Instrument No.: [200804140040](#)
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 11, 2013
Book: 38 of Surveys Pages: 175 and 176
Instrument No.: [201304110001](#)
Matters shown:
a) Centerline of Ferguson Ditch
b) Location of fenceline in relation to North boundary line of said Parcel 1
21. Declaration of Shared Pond Water Use, recorded December 10, 2013, under Kittitas County Auditor's File No. [201312100014](#), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 23, 2021
Book: 44 of Surveys Page: 2
Instrument No.: [202107230047](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon
- Said survey is an amendment of survey recorded July 20, 2021 under Auditor's File No. 202107200023 in Book 43 of surveys, page 249.
23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 31, 2022
Book: 44 Page: 163
Instrument No.: [202203310045](#)
Matters shown:
a) Fence lines in relation to property boundaries
b) Irrigation pipe in relation to property boundaries
c) Notes contained thereon
24. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$150,000.00
Trustor/Grantor: Krystal D. Tirey, unmarried
Trustee: First American Title Insurance Company
Beneficiary: KeyBank National Association
Dated: March 16, 2023
Recorded: March 27, 2023
Instrument No.: [202303270018](#)
Affects: Said premises and other land

25. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 4, 2026
Book: 47 Page: 167
Instrument No.: [202602040015](#)
Matters shown:
a) Fence lines in relation to property boundaries
b) Notes contained thereon
26. 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 Naneum Creek, if it is navigable.
27. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
28. 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.

TRACT C EXCEPTIONS:

29. 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: \$1,484.99
Tax ID #: 824534
Taxing Entity: Kittitas County Treasurer
First Installment: \$742.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$742.49
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

30. 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.

31. Waiver of damages contained in deed from N. G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in [Book 48 of Deeds, page 11](#), 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 or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed."
32. 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: Olympic Pipe Line Company, a Corporation of Delaware, its successors and assigns
Recorded: August 16, 1996
Instrument No.: [199608160043](#)

33. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 23, 2021
Book: 44 of Surveys Page: 2
Instrument No.: [202107230047](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon

Said survey is an amendment of survey recorded July 20, 2021 under Auditor's File No. [202107200023](#) in Book 43 of surveys, page 249.

34. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of the Naneum Creek, if it is navigable.
35. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
36. 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.

TRACT D EXCEPTIONS:

37. 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: \$4,689.71
Tax ID #: 834534
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,344.86
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$2,344.85
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

38. Communication assessment for the year 2026, which becomes delinquent after April 30, 2026, if not paid.
Amount: \$0.00
Parcel No. : 834534

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

39. 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.

40. Waiver of damages contained in deed from N.G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in [Book 48 of Deeds, page 11](#) 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 of or occasioned by the location, construction maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed."

41. 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: Olympic Pipe Line Company, a Corporation of Delaware, its successors and assigns
Recorded: August 16, 1996
Instrument No.: [199608160043](#)

42. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 23, 2021
Book: 44 of Surveys Page: 2
Instrument No.: [202107230047](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon

Said survey is an amendment of survey recorded July 20, 2021 under Auditor's File No. [202107200023](#) in Book 43 of surveys, page 249.

43. 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 Naneum Creek, if it is navigable.
44. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
45. 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.

TRACT E EXCEPTIONS:

46. 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: \$158.36
Tax ID #: 962781
Taxing Entity: Kittitas County Treasurer
First Installment: \$79.18
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$79.18
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

47. 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.

48. 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.

49. Waiver of damages contained in deed from N.G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in [Book 48 of Deeds, page 11](#) 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 of or occasioned by the location, construction maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed."

50. 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: Olympic Pipe Line Company, a Corporation of Delaware, its successors and assigns

Recorded: August 16, 1996

Instrument No.: [199608160043](#)

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

Recorded: July 23, 2021

Book: 44 of Surveys Page: 2

Instrument No.: [202107230047](#)

Matters shown:

- a) Fencelines in relation to boundaries
- b) Notes thereon

Said survey is an amendment of survey recorded July 20, 2021 under Auditor's File No. [202107200023](#) in Book 43 of surveys, page 249.

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

Recorded: March 31, 2022

Book: 44 of Surveys Page: 163 and 164

Instrument No.: [202203310045](#)

Matters shown:

- a) Fencelines in relation to boundaries
- b) Notes thereon

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

Recorded: October 18, 2022

Book: 45 Page: 37 and 38

Instrument No.: [202210180013](#)

Matters shown:

- a) Fencelines in relation to boundaries
- b) Notes thereon

54. A Contract of Sale, providing for the sale of said land.

Dated: October 31, 2022

Vendor: Kale M. Haberman, a married man as his separate property; Cole B. Haberman, a married man as his separate property; Kathleen Dixon, a married woman as her separate property

Vendee: John Silva, a single man

Recorded: November 7, 2022

Instrument No. [202211070010](#)

An Assignment of the purchasers interest in said Contract of Sale

Executed by: Richard Haberman (Executor of John L. Silva Estate)

To: Richard Haberman

Recorded: January 9, 2026

Instrument No.: [202601090012](#)

55. 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 Naneum Creek, if it is navigable.

56. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.

57. 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.

EXHIBIT 'A'

File No. 1106108

TRACT A:

The East Half of the East Half of the Southeast Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

Except rights of way for County Roads.

TRACT B:

Parcel T1 of that certain Survey as recorded February 4, 2026, in Book 47 of Surveys, page(s) 167 and 168, under Auditor's File No. 202602040015, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT C:

Parcel 1 of that certain Survey as recorded July 23, 2021, in Book 44 of Surveys, page 2, under Auditor's File No. 202107230047, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT D:

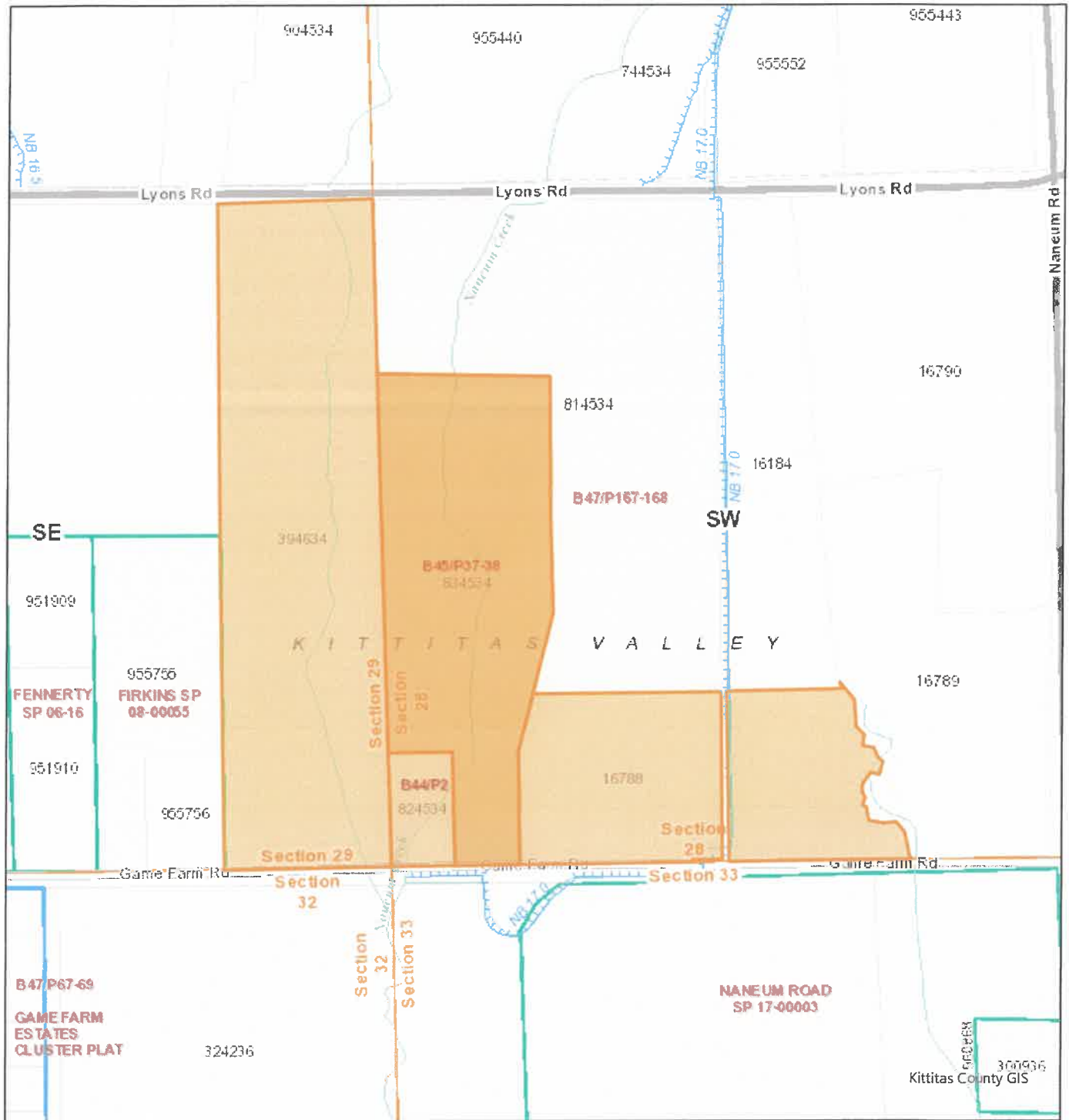
Parcel 2 of that certain Survey as recorded July 23, 2021, in Book 44 of Surveys, page 2, under Auditor's File No. 202107230047, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT E:

Parcel 2A of that certain Survey as recorded October 18, 2022, in Book 45, pages 37 and 38, under Auditor's File No. 202210180013, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT that portion of said premises lying within Parcel 2 of that certain Survey as recorded July 23, 2021, in Book 44 of Surveys, page 2, under Auditor's File No. 202107230047, records of said county.

Kittitas County COMPAS Map



Date: 8/19/2026

1 inch equals 752 feet

0 0.05 0.1 0.19 mi

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.

