


SUBDIVISION GUARANTEE

RECEIVED
MAR 13 2025

Guarantee No.: G-G-6329-000015993

Order No.: 663849AM

Fee: \$300.00
Tax: \$24.90
Dated: January 10, 2025

Kittitas County CDS

ISSUED BY

STEWART TITLE GUARANTY COMPANY

24095
Received By: Encompass

JAN 30 2025

Engineering and Surveying

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

Guarantee Serial No.	G-G-6329-000015993
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In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

SCHEDULE A

Order Number: 663849AM

Prepared by: Dallas Thornton

Guarantee No.: G-G-6329-000015993

Effective Date: January 10, 2025

Premium: \$300.00

Sales Tax: \$24.90

OWNERS: Sasse Ridge, LLC, a Washington limited liability company

LEGAL DESCRIPTION:

See attached Exhibit 'A'

SUBJECT TO:

1. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$77.67

Year: 2024

Parcel No.: 20542

2. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

3. Waiver of Damages, including the terms and provisions thereof,
Recorded: May 2, 1932
Instrument No.: [108988](#)

4. Waiver of Damages, including the terms and provisions thereof,
Recorded: May 23, 1941
Instrument No.: [161531](#)

5. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Right of way and all other stated purposes
Recorded: October 26, 1984
Instrument No.: [483235](#)
Book 214, Page 307

We note Termination of a Segment of an Easement as recorded under Auditor's File No. [200105030009](#).

6. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company, Inc.
Purpose: Reciprocal rights of way and all other stated purposes
Recorded: November 26, 1985
Instrument No.: [492100](#)
Book 238, Page 38

WA Subdivision Guarantee

7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Plum Creek Timber Company, LP.
Recorded: June 30, 1989
Book: 291, Page 771
Instrument No.: [521473](#)
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.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas County
Purpose: Right of way and all other stated purposes
Recorded: July 29, 1992
Instrument No.: [551097](#)
Book 333, Page 1147
9. The provisions contained in Warranty Deed,
Recorded: June 30, 1999,
Instrument No.: [199906300046](#).
As follows: "The above described land to be conveyed is subject to an easement in the public for any public roads heretofore laid out or established and now existing over, along or across any portion of the real estate..."
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timberlands, LP
Purpose: Utilities, reconstruction, use and maintenance of existing roads and all other stated purposes
Recorded: December 27, 2000
Instrument No.: [200012270001](#)

We note Quitclaim, Assignment and Assumption of Easement Rights as recorded under Auditor's File No. [201412180025](#).

11. An easement 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 27, 2000
Instrument No.: [200012270002](#)

Said easement was partially relinquished and partially relocated with instrument recorded under Auditor's File No. [201012100043](#).

We note Quitclaim, Assignment and Assumption of Easement Rights as recorded under Auditor's File No. [201412180026](#).

12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Job No.: 01515
Dated: February 2003
Prepared by: Eastside Consultants, Inc.
Recorded: May 20, 2003
Book: 28 of Surveys Page: 247
Instrument No.: [200305200041](#)
Matters shown:
 - a) Notes contained thereon
 - b) Easements contained thereon

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13. 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.
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems and all other stated purposes
Recorded: June 27, 2003
Instrument No.: [200306270027](#)
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Job No.: 01515
Dated: July 2004
Prepared by: Eastside Consultants, Inc.
Recorded: July 20, 2004
Book: 30 of Surveys Page: 96
Instrument No.: [200407200029](#)
Matters shown:
 - a) Notes contained thereon
 - b) Easements contained thereon
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Job No.: 01515
Dated: April 2005
Prepared by: Eastside Consultants, Inc.
Recorded: May 20, 2005
Book: 31 of Surveys Page: 89
Instrument No.: [200505200021](#)
Matters shown:
 - a) Notes contained thereon
 - b) Easements contained thereon
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Jack and Carol Frost, husband and wife, Western Investment Group, LLC and Jeff Ryberg and Scott Erickson
Purpose: Ingress and egress and all other stated purposes
Recorded: April 26, 2006
Instrument No.: [200604260029](#)
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: R & R Cable, a Washington corporation, its successors and assigns
Purpose: Transmission, distribution and sale of gas and electricity and all other stated purposes
Recorded: October 6, 2006
Instrument No.: [200610060030](#)
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: Inland Telephone Company, Inc.
Purpose: Transmission, distribution and sale of gas and electricity and all other stated purposes
Recorded: October 6, 2006
Instrument No.: [200610060031](#)

WA Subdivision Guarantee

19. 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: October 6, 2006

Instrument No.: [200610060032](#)

Modification(s) of said covenants, conditions and restrictions

Recorded: September 12, 2007

Instrument No.: [200709120054](#)

Further modifications of said covenants, conditions and restrictions

Recorded: July 27, 2015

Instrument No.: [201507270041](#)

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

Job No.: 06053

Dated: October 2006

Prepared by: Encompass

Recorded: November 27, 2006

Book: 33 of Surveys Page: 144

Instrument No.: [200611270096](#)

Matters shown:

a) Notes contained thereon

b) Easements contained thereon

21. Perpetual Non-Exclusive Reciprocal Road Easement Agreement, including the terms and provisions thereof,

Recorded: December 12, 2006

Instrument No.: [200612120041](#)

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

Job No.: 01515

Dated: May 2007

Prepared by: Encompass

Recorded: September 10, 2007

Book: 34 of Surveys Page: 136

Instrument No.: [200709100070](#)

Matters shown:

a) Notes contained thereon

b) Easements contained thereon

23. Notice of Claim to Severed Mineral Interests, including the terms and provisions thereof,

Recorded: October 13, 2008

Instrument No.: [200810130018](#)

24. Newport Hills Road Maintenance Agreement, including the terms and provisions thereof,

Recorded: October 31, 2022

Instrument No.: [202210310077](#)

Said instrument was amended by instrument recorded under Auditor's File No. [202405220012](#).

WA Subdivision Guarantee

25. 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: October 31, 2022

Instrument No.: [202210310078](#)

Modification(s) of said covenants, conditions and restrictions

Recorded: May 22, 2024

Instrument No.: [202405220011](#)

Order Number: 663849AM

Guarantee No.: G-G-6329-000015993

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.

EXHIBIT "A"

663849AM

Lot 10 of that certain Survey as recorded September 10, 2007 in Book 34 of Surveys, Page 136, under Auditor's File No. 200709100070, records of Kittitas County, State of Washington; being a portion of the West Half of Section 21, Township 21 North, Range 14 East, W.M., Kittitas County, State of Washington.

