



U8/22/2024 Guarantee No.: G-G-6329-000014030

Order No.: 647500AM

Fee: \$300.00 Tax: \$24.30

Dated: August 5, 2024

ISSUED BY

STEWART TITLE GUARANTY COMPANY

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 TEXAS

Frederick H. Eppinger President and CEO

> David Hisey Secretary

Guarantee Serial No.

G-G-6329-000014030

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

File No.: 647500AM WA Subdivision Guarantee

SCHEDULE A

Prepared by: Dallas Thornton

Guarantee No.: G-G-6329-000014030

Effective Date: August 5, 2024

Order Number: 647500AM

Premium: \$300.00 Sales Tax: \$24.30

OWNERS:

LEGAL DESCRIPTION:

APN 240634:

Lot 10, Block 1, <u>ELK MEADOWS</u>, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, Pages 67 through 71, records of said County.

APN 020634:

Lots 11 & 12, Block 1, <u>ELK MEADOWS</u>, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, Pages 67 through 71, records of said County.

SUBJECT TO:

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: 2024 Tax Type: County

Total Annual Tax: \$3,714.23

Tax ID #: 020634

Taxing Entity: Kittitas County Treasurer

First Installment: \$3,714.23
First Installment Status: Paid
First Installment Due/Paid Date:

Second Installment:

Second Installment Status:

Second Installment Due/Paid Date:

Tax Year: 2024
Tax Type: County

Total Annual Tax: \$1,203.08

Tax ID #: 240634

Taxing Entity: Kittitas County Treasurer

First Installment: \$1,203.08 First Installment Status: Paid First Installment Due/Paid Date:

Second Installment:

Second Installment Status:

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WA Subdivision Guarantee

Second Installment Due/Paid Date:

Levy Code: 35

Land use/DOR code: 11, 91 Land Value: \$219,850.00 Improvements: \$414,850.00

- 2. Liens, levies and assessments of the Elk Meadows Homeowner's Association.
- 3. 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.

4. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Frank Bianchetto and Mabel Bianchetto, his wife.

Recorded: November 2, 1951 Book: 88 of Deeds, Page 52

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.

5. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Plat of Elk Meadows

Book: 3 of Plats Page: 67 through 71

Instrument No.: 306104

Fact(s): Provisions, restrictions, easements and covenants

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: Puget Sound Power & Light Company

Purpose: To construct, improve, repair and maintain utility service

Recorded: September 5, 1963 Instrument No.: 306766

Book 113, Page 184

7. Non-Conversion Agreement, including the terms and provisions thereof,

Recorded: March 25, 2024 Instrument No.: 202403250027

Affects APN 020634.

- 8. 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 Yakima River, if it is navigable.
- 9. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
- 10. 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.

The right of use, control, or regulation by the United States of America in exercise of power over navigation.

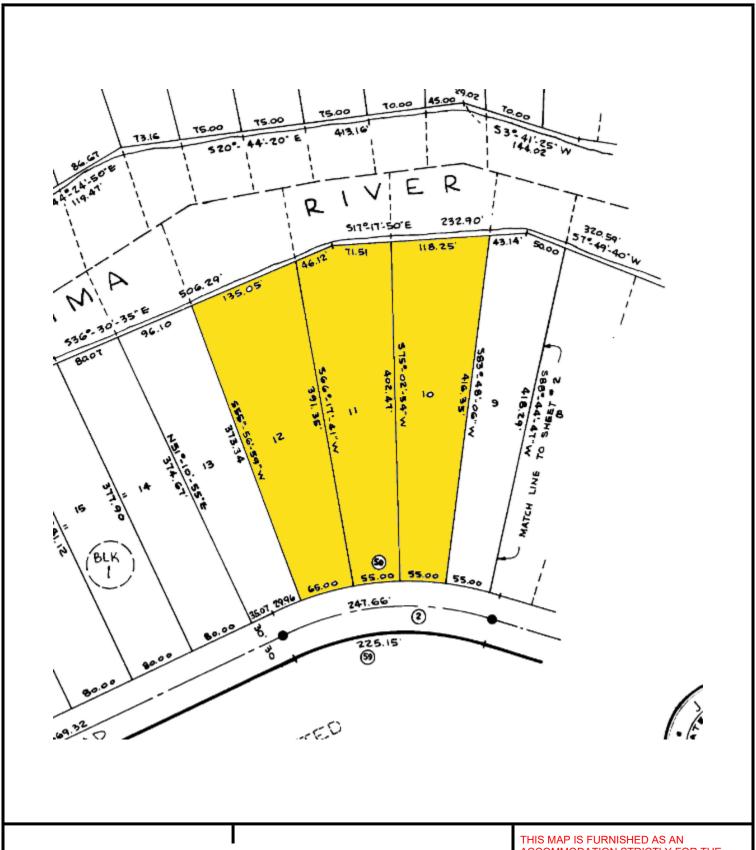


WA Subdivision Guarantee

Order Number: 647500AM **Guarantee No.: G-**G-6329-000014030

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.







440 Elk Meadows Rd Cle Elum, WA 98922 THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF