

**CHICAGO TITLE INSURANCE COMPANY**

RECEIVED  
APR 06 2026

**Policy No. 72156-47863244**

Kittitas County CDS

**5<sup>th</sup> UPDATED GUARANTEE**

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

Dated: February 17, 2026 at 7:30 a.m.

Issued by:  
AmeriTitle, LLC  
503 N Pearl St., Ste 101  
Ellensburg, WA 98926  
(509)925-1477

CHICAGO TITLE INSURANCE COMPANY



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

**Hannah Hall**  
Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-47863244

## 5<sup>th</sup> UPDATED SUBDIVISION GUARANTEE

Order No.: 521762AM  
Guarantee No.: 72156-47863244  
Dated: February 17, 2026 at 7:30 a.m.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Assured: Cruse & Associates

The assurances referred to on the face page are:

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

Lots 3 and 4, of HAYBROOK No. 2 SHORT PLAT, Kittitas County Short Plat No. SP-94-26, as recorded June 20, 1995, in Book D of Short Plats, page 235, under Auditor's File No. 582460, records of Kittitas County, State of Washington; being a portion of Government Lot 3, in Section 30, Township 18 North, Range 19 East, W.M. and the East Half of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Haybrook Land Holding, LLC, a Washington Limited Liability Company

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-47863244

RECEIVED  
APR 06 2026

Kittitas County CDS

(SCHEDULE B)

Order No: 521762AM  
Policy No: 72156-47863244

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.

Subdivision Guarantee Policy Number: 72156-47863244

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://www.klickitatcountytreasurer.org/> or call their office at (509) 962-7535.

Tax Year: 2026  
Tax Type: County  
Total Annual Tax: \$75.94  
Tax ID #: 10597  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$37.97  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2026  
Second Installment: \$37.97  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026  
Tax Type: County  
Total Annual Tax: \$75.27  
Tax ID #: 10598  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$37.64  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2026  
Second Installment: \$37.63  
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. Liens, levies and assessments of the Declaration of Covenant - Well Water System User Maintenance Agreement - Easement Declaration recorded April 26, 2024 under Auditor's File No. [202407260023](#).

9. 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.

10. Intentionally deleted.
11. Intentionally deleted.

12. 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, a corporation

Subdivision Guarantee Policy Number: 72156-47863244

Purpose: An electric transmission and distribution line  
Dated: February 22, 1928  
Book 46 of Deeds, Page 440  
Affects: A portion of said premises

"The grantors, their heirs or assigns, covenant and agree that they will not do blasting or discharge any explosives within a distance of 300 feet of said lands without giving reasonable notice in writing to the grantee, its successors or assigns, of intention so to do."

13. Right-of-way for Sanders County Road along the Southwesterly portion of said premises.
14. Agreement and the terms and conditions contained therein  
Between: Kittitas Reclamation District  
And: Mary E. May, individually and as the Executrix of the Estate of James C. Hay, deceased  
Recorded: December 6, 1956  
Instrument No.: 261269
15. Agreement and the terms and conditions contained therein  
Between: Stephen A. Willard, a single man  
And: Ruby Williard, a married woman  
Purpose: Declaration of Easements  
Recorded: June 20, 1995  
Instrument No.: 582459
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Haybrook No. 2 Short Plat, SP-94-26  
Recorded: June 20, 1995  
Book: D of Short Plats Page: 235 and 236  
Instrument No.: 582460  
Matters shown:
  - a) Easements thereon
  - b) Dedication thereon
  - c) Notes thereon
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: City of Ellensburg  
Purpose: Ingress & Egress and water pipeline  
Recorded: November 19, 1998  
Instrument No.: 199811190005  
Affects: A 20' strip across a portion of said premises and other land
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 20, 2013  
Book: 39 of Surveys Page: 9  
Instrument No.: 201312200041  
Matters shown:
  - a) Fencelines in relation to boundaries
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: July 26, 2024  
Instrument No.: [202407260023](#)

Subdivision Guarantee Policy Number: 72156-47863244

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Haybrook Land Holding, L.L.C., a Washington Limited Liability Company  
Purpose: Well and Water Line  
Recorded: July 26, 2024  
Instrument No.: [202407260023](#)  
Affects: Portion said premises
21. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$477,000.00  
Trustor/Grantor: Haybrook Land Holding, LLC  
Trustee: AmeriTitle, LLC  
Beneficiary: Cashmere Valley Bank  
Dated: May 6, 2025  
Recorded: August 15, 2025  
Instrument No.: [202508150030](#)  
Affects: Said premises and other land
22. 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: Utilities  
Recorded: September 12, 2025  
Instrument No.: [202509120010](#)

**END OF EXCEPTIONS**

**Notes:**

- a. 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.
- b. 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: Lots 3 and 4, HAYBROOK No. 2 SHORT PLAT, Book D of Short Plats, page 235, ptn of Govt Lot 3, Section 30, Township 18 N, Range 19 E, W.M. and the E Half of Section 25, Township 18 N, Range 18 E, W.M.

NOTE: 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).

**END OF GUARANTEE**

# NKA Look Rd



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstretts), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 1/26/2022

**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.

1 inch = 188 feet  
Relative Scale 1:2,257

**RECEIVED**  
APR 06 2026

Kittitas County GIS



| FROM          |       | ANGLE |          | DIST | NORTH       | EAST        | TO              |
|---------------|-------|-------|----------|------|-------------|-------------|-----------------|
| =====         |       |       |          |      |             |             |                 |
| PT/PT INVERSE |       |       |          |      | 3A          |             |                 |
| *****         | START |       |          |      | 32333.07253 | 37911.98965 | 314             |
|               |       |       |          |      |             |             | LOT COR         |
| 314           | INV   | N     | 89 12 29 | E    | 292.60      | 32337.11654 | 38204.56190 385 |
| 385           | INV   | S     | 5 20 09  | W    | 176.19      | 32161.68615 | 38188.17743 386 |
| 386           | INV   | S     | 89 12 29 | W    | 285.53      | 32157.73985 | 37902.67371 313 |
|               |       |       |          |      |             |             | LOT COR         |
| 313           | INV   | N     | 3 02 29  | E    | 175.58      | 32333.07253 | 37911.98965 314 |
|               |       |       |          |      |             |             | LOT COR         |

NO CLOSURE ERROR Area = 50640.59 sq ft 1.16255 ac  
 FROM ANGLE DIST NORTH EAST TO

|               |       |   |          |   |             |             |                 |
|---------------|-------|---|----------|---|-------------|-------------|-----------------|
| =====         |       |   |          |   |             |             |                 |
| PT/PT INVERSE |       |   |          |   | 3B          |             |                 |
| *****         | START |   |          |   | 32337.11654 | 38204.56190 | 385             |
| 385           | INV   | N | 89 12 29 | E | 292.60      | 32341.16054 | 38487.13416 378 |
|               |       |   |          |   |             |             | LOT COR         |
| 378           | INV   | S | 7 36 38  | W | 177.09      | 32165.83215 | 38473.68115 379 |
|               |       |   |          |   |             |             | LOT COR         |
| 379           | INV   | S | 89 12 29 | W | 285.53      | 32161.68615 | 38188.17743 386 |
| 386           | INV   | N | 5 20 09  | E | 176.19      | 32337.11654 | 38204.56190 385 |

NO CLOSURE ERROR Area = 50640.59 sq ft 1.16255 ac  
 FROM ANGLE DIST NORTH EAST TO

|               |       |   |          |   |             |             |                 |
|---------------|-------|---|----------|---|-------------|-------------|-----------------|
| =====         |       |   |          |   |             |             |                 |
| PT/PT INVERSE |       |   |          |   | 4A          |             |                 |
| *****         | START |   |          |   | 32157.73985 | 37902.67371 | 313             |
|               |       |   |          |   |             |             | LOT COR         |
| 313           | INV   | N | 89 12 29 | E | 285.53      | 32161.68615 | 38188.17743 386 |
| 386           | INV   | S | 5 20 09  | W | 176.19      | 31986.25576 | 38171.79296 387 |
| 387           | INV   | S | 89 12 29 | W | 278.46      | 31982.40720 | 37893.35780 299 |
|               |       |   |          |   |             |             | SW COR F        |
| 299           | INV   | N | 3 02 29  | E | 175.58      | 32157.73985 | 37902.67371 313 |
|               |       |   |          |   |             |             | LOT COR         |

NO CLOSURE ERROR Area = 49402.15 sq ft 1.13412 ac  
 FROM ANGLE DIST NORTH EAST TO

|               |       |   |          |   |             |             |                 |
|---------------|-------|---|----------|---|-------------|-------------|-----------------|
| =====         |       |   |          |   |             |             |                 |
| PT/PT INVERSE |       |   |          |   | 4B          |             |                 |
| *****         | START |   |          |   | 32161.68615 | 38188.17743 | 386             |
| 386           | INV   | N | 89 12 29 | E | 285.53      | 32165.83215 | 38473.68115 379 |
|               |       |   |          |   |             |             | LOT COR         |
| 379           | INV   | S | 7 36 38  | W | 177.09      | 31980.10470 | 38450.22820 300 |
|               |       |   |          |   |             |             | SE COR F        |
| 300           | INV   | S | 89 12 29 | W | 278.46      | 31986.25576 | 38171.79296 387 |
| 387           | INV   | N | 5 20 09  | E | 176.19      | 32161.68615 | 38188.17743 386 |

NO CLOSURE ERROR Area = 49402.15 sq ft 1.13412 ac

