



Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48545226

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: July 28, 2026

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509) 925-1477

Steven Dougherty

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

President

ATTEST

Secretary

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

Subdivision Guarantee Policy Number: 72156-48545226

SUBDIVISION GUARANTEE

Order No.: 645863AM
Guarantee No.: 72156-48545226
Dated: July 28, 2026 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

Your Reference:

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:

See attached Exhibit 'A'

Title to said real property is vested in:

McGregor Land Holdings, LLC, a Limited Liability Company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48545226

(SCHEDULE B)

Order No: 645863AM
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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.

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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: \$1,053.31
Tax ID #: 504636
Taxing Entity: Kittitas County Treasurer
First Installment: \$526.66
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$526.65
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$157.16
Tax ID #: 961873
Taxing Entity: Kittitas County Treasurer
First Installment: \$78.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$78.58
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2026

7. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.
8. Liens, levies and assessments of the Flying M. Ranch Owners Association.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed to Logan M. Bullitt.
Recorded: April 20, 1887
Book: [D of Deeds, Page 324](#)
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.
Affects: South Half of the Southeast Quarter and South Half of the Southwest Quarter of said Section 28
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in Instrument from Northern Pacific Railroad Company, its successors and assigns.
Recorded: August 12, 1896
Book: [U of Deeds, Page 182](#)
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.

11. Implied easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Conveyance of water for irrigation, stock and domestic use
Recorded: March 22, 1922
Instrument No.: 65238
Volume 4 of Water Rights, Page 62
Affects: Northeast Quarter of the Northeast Quarter of said Section 33
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: Pacific Telephone and Telegraph Company, its successors and assigns
Purpose: The right to erect and maintain poles, with the necessary wires and fixtures thereon, and to keep same free from foliage. Together with the right of access to said right of way and the poles and wires thereon, for purposes of repairs, etc., provided always that said Telephone Company shall be responsible for any damage which may be done to the property
Recorded: June 12, 1923
Instrument No.: [69902](#)
Volume 39 of Deeds, Page 75
Affects: Said premises and other land
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: Pacific Telephone and Telegraph Company, its successors and assigns
Purpose: The right to place and maintain five anchors with necessary wires and fixtures thereon, and to keep same free from foliage. Together with the right of access to said right of way and the anchors and wires thereon, for purposes of repairs, etc., provided always that said Telephone Company shall be responsible for any damage which may be done to the property
Recorded: December 20, 1929
Instrument No.: [98594](#)
Volume 48 of Deeds, Page 171
Affects: Said premises and other land
14. Agreements and the terms and conditions contained therein
Between: Kittitas County, a municipal corporation, and B.L. Masterson and Mary Masterson, his wife, and Roy Thomas and Dorothy Thomas, his wife
Recorded: February 26, 1963, in Volume 112, page 38 and October 30, 1963, in Volume 113, page 590
Instrument Nos.: [302791](#) and [308343](#)
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 18, 1993
Book: 19 of Surveys Page: 183
Instrument No.: [565388](#)
Matters shown:
a) Location of fenceline in relation to property boundary
16. Masterson Ditch, as disclosed by document recorded August 21, 1996, under Kittitas County Auditor's File No. [199608210038](#).
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: Cascade Land Conservancy, a Washington nonprofit corporation
Purpose: Conservation
Recorded: December 29, 2000
Instrument No.: [200012290005](#)
Affects: Said premises

Amendment to Grant Deed of Conservation Easement recorded February 7, 2017, under Auditor's File No. [201702070010](#).

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18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 15, 2001
Book: 27 of Surveys Pages: 29 and 30
Instrument No.: [200111150026](#)
Matters shown:
a) Location of fence lines in relation to property boundaries
b) Location of existing gravel road
c) Location of ditch
19. Amended Declaration of Covenant (Onsite Septic System), 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: March 11, 2015
Instrument No.: [201503110011](#)
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 17, 2020
Book: 42 Page: 241
Instrument No.: [202006170031](#)
Matters shown:
a) All easements shown thereon
b) Notes thereon
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Wilbur H. Mundy and Mary Ann Mundy, husband and wife, and Kelly Hill and Michelle Hill
Purpose: Ingress, egress, and utilities
Recorded: July 14, 2020
Instrument No.: [202007140061](#)
22. Agreement and the terms and conditions contained therein
Between: Wilbur H. Mundy and Mary Ann Mundy, husband and wife
And: Bill Mundy and Associates, Inc.
Purpose: Boundary Line Adjustment
Recorded: August 11, 2020
Instrument No.: [202008110051](#)
23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Bill Mundy and Associates, Inc; Wilbur H Mundy & Mary Ann Mundy, husband and wife
Purpose: Ingress, egress and utilities
Recorded: October 13, 2020
Instrument No.: [202010130080](#)
Affects: Parcel 3 described in said Survey in Book 27 of Surveys, pages 27-30, and Parcels 1A and 4A of Survey in Book 43 of Surveys, pages 6-7

24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 11, 2021
Book: 43 of Surveys Page: 201 through 204
Instrument No.: [202105110027](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Easements thereon
c) Ditch thereon
d) Wells thereon
e) Notes thereon
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: July 9, 2021
Instrument No.: [202107090026](#)
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Flying M Ranch Owners Association
Purpose: Access Road
Recorded: July 9, 2021
Instrument No.: [202107090027](#)
Affects: A portion of said premises
27. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: Wilbur H. and Mary Ann Mundy
Lessee: Mundy Farms Winery LLC
Dated: January 6, 2022
Recorded: January 14, 2022
Instrument No.: [202201140046](#)
28. 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: March 7, 2022
Instrument No.: [202203070042](#)
29. 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:
Granted To: Flying M Ranch Owners Association, a Washington nonprofit corporation
Recorded: March 7, 2022
Instrument No.: [202203070047](#)
30. 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: March 8, 2022
Instrument No.: [202203080041](#)

31. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$800,000.00
Mortgagor: Irish Eyes, LLC, a limited liability company; McGregor Land Holdings LLC, a limited liability company; and Greg A. Lutovsky, same person as Greg Lutovsky, a single person
Mortgagee: AgWest Farm Credit, PCA
Recorded: March 30, 2023
Instrument No.: [202303300028](#)
Affects: This and other land
- An agreement to modify the terms and provisions of said Mortgage as therein provided:
Recorded: October 2, 2023
Instrument No.: [202310020006](#)
- Subordination Agreement referencing: Instrument No.: [202303300028](#)
And: Instrument No.: [202405200012](#)
Recorded: May 20, 2024
Instrument No.: [202405200014](#)
- Subordination Agreement referencing: Instrument No.: 202303300028
And: Instrument No.: 202606110031
Recorded: June 11, 2026
Instrument No.: [202606110035](#)
32. 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 unnamed creek, if it is navigable.
33. Any question of location, boundary or area related to the unnamed creek, including, but not limited to, any past or future changes in it.
34. 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.
35. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$1,710,000.00
Mortgagor: Irish Eyes, LLC, which acquired title as Irish Eyes LLC, a Washington Limited Liability Company, and McGregor Land Holdings LLC, a Washington Limited Liability Company
Mortgagee: AgWest Farm Credit, FLCA
Recorded: June 2, 2026
Instrument No.: [202606110031](#)

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: Lot A, Book 43 of Surveys, pgs 201-204, being ptn Sections 28 and 33, in Township 20N, Range 16E, W.M.
- b) Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

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

EXHIBIT 'A'

File No. 645863AM

Lot A of that certain Survey as recorded May 11, 2021, in Book 43 of Surveys, pages 201 through 204, under Auditor's File No. [202105110027](#), records of Kittitas County, Washington; being a portion of Sections 28 and 33, in Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

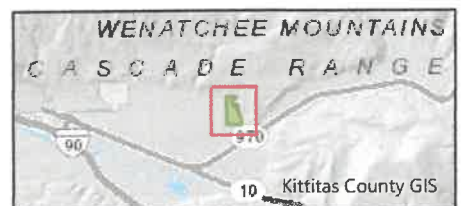
Kittitas County COMPAS Map



Date: 8/2/2024

1 inch equals 752 feet

0 0.05 0.1 0.19 mi



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