

RECEIVED
AUG 27 2026

UPDATED SUBDIVISION GUARANTEE

Kittitas County CDS

Order No.: 634049AM
Guarantee No.: 72156-48474166
Dated: July 28, 2026 at 7:30 A.M.

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

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:

Scott W. McIntosh and Gayle L. McIntosh, husband and wife as to TRACT A; and McIntosh Excavating, LLC, a Washington Limited Liability Company as to TRACT B

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48474166

(SCHEDULE B)

Order No: 634049AM
Policy No: 72156-48474166

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: \$9,349.55
Tax ID #: 15102
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,674.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$4,674.77
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$5,609.87
Tax ID #: 866033
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,804.94
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$2,804.93
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. Communication assessment for the year 2026, which becomes delinquent after April 30, 2026, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 15102

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.

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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted By: Charles Ollier Robbins and William Von Essen Robbins, both bachelors to John A. Shoudy
Purpose: A canal right of way
Recorded: October 23, 1912
Instrument No.: [33444](#)
Book 25 of Deeds, Page 263
Affects: Portion of said premises
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: A right of way with the right to erect and maintain poles, with necessary wires and fixtures thereon
Dated: October 10, 1925
[Book 43, Page 45](#)
Affects: The West Half of the Northwest Quarter of said Section
- Said easement has been assigned to Ellensburg Telephone Company by assignment dated September 2, 1959, recorded in [Book 105 of Deeds, page 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: Ellensburg Telephone Company, a Washington corporation
Purpose: Communication lines
Recorded: July 6, 1972
Instrument No.: [376429](#)
Affects: Northwest Quarter of Section 8, Township 18 North, Range 18 East, W.M.
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: Alfred H. McKenzie and Mildred R. McKenzie, husband and wife
Purpose: Placement of a moter pump pipeline
Recorded: September 10, 1974
Instrument No.: [392424](#)
Affects: North Half of Section 8, Township 18 North, Range 18 East, W.M.
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Pascual A. Iribarren and Jacqueline L. Iribarren, husband and wife.
Recorded: April 26, 1983
Book: 181, Page 218
Instrument No.: [469972](#)
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.
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 27, 2000
Book: 24 of Surveys Page: 230
Instrument No.: [200001270012](#)
Matters shown:
a) Location of Dry Creek
b) Notes contained thereon

16. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: Scott McIntosh and Gayle McIntosh, husband and wife
Lessee: Ellensburg Cement Products Inc.
Dated: April 26, 2007
Recorded: April 26, 2007
Instrument No.: [200704260029](#)
Term: 5 years with 5 year renewal option
Affects: Said premises and other land
17. 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: June 21, 2016
Instrument No.: [201606210026](#)
Affects: Tract A
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 25, 2020
[Book: 42 Page: 193](#)
Instrument No.: 202002250009
Matters shown:
a) Easements contained thereon
b) Fence lines in relation to property boundary
c) Notes contained thereon
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 1, 2024
[Book: 46 Page: 57](#)
Instrument No.: [202402010006](#)
Matters shown:
a) Fence lines in relation to property boundary
b) Easements contained thereon
c) Notes contained thereon
20. 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 Dry Creek, if it is navigable.
21. Any question of location, boundary or area related to the Dry Creek, including, but not limited to, any past or future changes in it.
22. 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.
23. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$250,000.00
Mortgagor: McIntosh Excavating, LLC, a Washington limited liability company
Mortgagee: AGWest Farm Credit, FLCA
Recorded: May 17, 2024
Instrument No.: [202405170007](#)

24. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$700,000.00
Mortgagor: Scott W. McIntosh and Gayle L. McIntosh, a married couple
Mortgagee: AgWest Farm Credit, FLCA
Recorded: November 6, 2024
Instrument No.: [202411060006](#)

END OF EXCEPTIONS

Notes:

- a) 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.
- 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: Parcels 1 and 2, Book 46 of Surveys, pgs. 57-59; ptn of the NW Quarter of Section 8, Township 18N, Range 18E, 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

EXHIBIT 'A'

File No. 634049AM

TRACT A:

Parcel 1 of that certain Survey as recorded February 1, 2024, in Book 46 of Surveys, pages 57 through 59, under Auditor's File No. [202402010006](#), records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Parcel 2 of that certain Survey as recorded February 1, 2024, in Book 46 of Surveys, pages 57 through 59, under Auditor's File No. [202402010006](#), records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.