

CHICAGO TITLE INSURANCE COMPANY

**KITTITAS CO CDS
RECEIVED
07/14/2026**

GUARANTEE

Guarantee Number 7386-13-1092378-2026.72156-236528050

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

Dated: June 25, 2026

CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Kami Sinclair
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

ATTEST
[Signature]
Secretary

SCHEDULE A

Your Reference: 741 Westside Rd., Cle Elum, WA 98922

Our No. 1092378

Guarantee No. 7386-13-1092378-2026.72156-236528050

Liability: \$1,000.00

Fee: \$350.00

Sales Tax: \$30.10

1. Name of Assured: Ethan McCrillis and Mykayla McCrillis
2. Date of Guarantee: June 9, 2026 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, 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:

Ethan McCrillis and Mykayla McCrillis, a married couple

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1092378
Policy No: 7386-13-1092378-2026.72156-236528050

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.
6. Water Metering assessment for the year 2025, which became delinquent after October 31, 2025, if not paid.
Amount: \$180.00 (Delinquent)
Parcel No. : 930936

The amount shown above does not include interest and/or penalties which may have accrued as a result of delinquency.

7. 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: \$6,243.48
Tax ID #: 930936
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,121.74
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$3,121.74
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

8. Water Metering assessment for the year 2026, which becomes delinquent after October 31, 2026, if not paid.
Amount: \$180.00 (Due)
Parcel No. : 930936

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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company, a corporation.
Recorded: August 4, 1932
Book: 48 of Deeds, Page 448
Instrument No.: [100267](#)
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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: G.L. Russell and Dorothy A. Russell, husband and wife
Purpose: A non-exclusive irrigation ditch easement
Recorded: June 18, 1991
Instrument No.: [540154](#)
Book 322, Page 1395
Affects: A portion of said premises
12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$373,500.00
Trustor/Grantor: Ethan McCrillis and Mykayla McCrillis, a married couple
Trustee: Northwest Title, LLC
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Caliber Homes Loans, Inc.
Dated: March 30, 2021
Recorded: March 31, 2021
Instrument No.: [202103310041](#)
13. 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: Puget Sound Energy, Inc., a Washington corporation
Recorded: April 21, 2023
Instrument No.: [202304210010](#)
14. Kittitas County Water Metering Agreement, including the terms and provisions thereof,
Recorded: December 7, 2023
Instrument No.: [202312070020](#)
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$83,000.00
Trustor/Grantor: Ethan McCrillis and Mykayla McCrillis, a married couple
Trustee: Fidelity National Title Group
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for SoFi Bank National Association
Dated: January 29, 2026
Recorded: February 13, 2026
Instrument No.: [202602130009](#)

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: Ptn of SE Quarter, Section 34, Township 20 N, Range 15 E, 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.
- C. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;
Recorded: February 7, 1995
Auditor's File No.: 579005
Manufactured Home: 1978 Sequoia 66 x 24, VIN #248228DS3929
- D. 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).

EXHIBIT 'A'

File No. 1092378

Beginning at the West Quarter corner of Section 34, Township 20 North, Range 15 East, W.M., Kittitas County, State of Washington; thence South along the West boundary of said Section 34, 908.30 feet; thence $89^{\circ}14'30''$ East, 336.54 feet to the true point of beginning; thence South $21^{\circ}01'46''$ East, 9.65 feet, more or less, to the Northwest corner of that certain tract of land described in the Warranty deed filed under Auditor's File No. 283162, records of Kittitas County, State of Washington; thence South $21^{\circ}01'46''$ East, along the Westerly boundary of said tract, 652.02 feet, more or less, to the Northwestern right of way boundary of the Reservoir Canyon County Road; thence $48^{\circ}07'45''$ West, along said right of way boundary, 218.68 feet; thence North $17^{\circ}28'00''$ West, 798.18 feet, more or less, to a point which is South $89^{\circ}14'30''$ West, 164.99 feet from the true point of beginning; thence North $89^{\circ}14'30''$ West, 164.99 feet from the true point of beginning; thence North $89^{\circ}14'30''$ East, 164.99 feet to the true point of beginning.

Kittitas County COMPAS Map



Date: 6/24/2026

1 inch equals 376 feet

0 0.02 0.04 0.09 mi

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.



Kittitas County GIS