

CHICAGO TITLE INSURANCE COMPANY

AMENDED GUARANTEE

Guarantee Number 7386-13-1099041-2026.72156-236704363

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: August 26, 2026

CHICAGO TITLE INSURANCE COMPANY

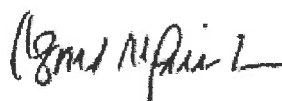
CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Kami Sinclair

Authorized Signatory



By: 
President

ATTEST 
Secretary

RECEIVED
AUG 27 2026

Kittitas County CDS

SCHEDULE A

Your Reference: 4996 Umptanum Rd., Ellensburg, WA 98926

Our No. 1099041

Guarantee No. 7386-13-1099041-2026.72156-236704363

Liability: \$1,000.00

Fee: \$350.00

Sales Tax: \$30.10

1. Name of Assured: John J. Boitano and Carol M. Boitano
2. Date of Guarantee: 20th day of July, 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:

John J. Boitano and Carol M. Boitano, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1099041
Policy No: 7386-13-1099041-2026.72156-236704363

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. 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: \$4,549.12
Tax ID #: 918833
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,274.56
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$2,274.56
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

7. Communication assessment for the year 2026, which becomes delinquent after April 30, 2026, if not paid.
Amount: \$0.00
Parcel No. : 918833

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.

8. 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.

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, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: John J. Boitano and Carol M. Boitano
Recorded: March 14, 2007
Instrument No.: [200703140006](#)
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$250,000.00
Trustor/Grantor: John J. Boitano and Carol M. Boitano, husband and wife
Trustee: AmeriTitle
Beneficiary: Cashmere Valley Bank
Dated: December 14, 2016
Recorded: December 14, 2016
Instrument No.: [201612140016](#)

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

12. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of the Umptanum Creek, if it is navigable.
13. Any question of location, boundary or area related to the Umptanum Creek, including, but not limited to, any past or future changes in it.
14. 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.

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 S Half of the NE Quarter of Section 22, Township 17N, Range 18E, W.M.
- B. 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.
- C. 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. 1099041

Parcel 1:

That portion of the South Half of the Northeast Quarter of Section 22, Township 17 North, Range 18 East, W.M., Kittitas County, Washington, which is bounded by a line described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 22;
Thence South 00°54'09" East, 2,130.09 feet;
Thence South 46°04'14" East, 42.31 feet to the true point of beginning;
Thence South 46°04'14" East, 200.43 feet;
Thence North 86°09'09" East, 221.34 feet;
Thence South 83°41'31" East, 116.84 feet;
Thence South 80°16'04" East, 56.92 feet;
Thence North 84°18'16" East, 184.88 feet;
Thence South 46°06'46" East, 59.83 feet;
Thence North 38°10'00" East, 227.56 feet;
Thence North 41°24'52" East, 300.01 feet;
Thence North 49°18'45" West, 27.75 feet;
Thence North 48°07'13" East, 278.29 feet;
Thence North 13°41'10" East, 198.59 feet;
Thence North 16°55'10" East, 139.33 feet;
Thence South 89°54'21" East, 28.00 feet;
Thence North 33°46'25" East, 87.51 feet;
Thence North 89°54'21" West, 1,467.14 feet;
Thence South 00°54'09" East, 839.45 feet to the true point of beginning.

EXCEPTING THEREFROM

That portion of the property which is bounded by a line described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 22;
Thence South 00°54'09" East, 2,130.09 feet;
Thence South 46°04'14" East, 42.31 feet;
Thence North 00°54'09" West, along the East boundary of the Umptanum County Road, a distance of 839.45 feet to the true point of beginning;
Thence South 89°54'21" East, 417.0 feet;
Thence South 00°54'09" East, 417.0 feet;
Thence North 89°54'21" West, 417.0 feet to the Easterly boundary line of the Umptanum Road;
Thence North 00°54'09" West along said Easterly boundary line a distance of 417.0 feet to the true point of beginning.

Parcel 2:

That portion of the South Half of the Northeast Quarter of Section 22, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, bounded by a line described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section;
Thence South 00°54'09" East, 2,130.09 feet;
Thence South 46°04'14" East, 42.31 feet;
Thence South 46°04'14" East, 200.43 feet;
Thence North 86°09'09" East, 221.34 feet;
Thence South 83°41'31" East, 116.84 feet;
Thence South 80°16'04" East, 56.92 feet to the true point of beginning;
Thence North 84°18'16" East, 184.88 feet;
Thence South 41°28'22" West, 191.41 feet;
Thence North 24°34'44" West, 137.53 feet to the true point of beginning.

EXCEPT that portion of the South Half of the Northeast Quarter of Section 22, Township 17 North, Range 18 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 22,
Thence South 00°54'09" East, 2,130.09 feet;
Thence South 46°04'14" East, 42.31 feet;
Thence South 46°04'14" East, 200.43 feet;
Thence North 86°09'09" East, 221.34 feet;
Thence South 83°41'31" East, 116.84 feet to the true point of beginning for said described parcel;
Thence South 80°16'04" East, 56.92 feet;
Thence South 24°34'44" East, 137.53 feet;
Thence North 41°28'22" East, 148.54 feet to a point that bears South 83°41'31" East from the true point of beginning;
Thence North 83°41'31" West, 212.97 feet to the true point of beginning.

4996 Umptanum Rd



Date: 7/22/2026

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.

