

SUBDIVISION GUARANTEE

SCHEDULE A

State: Washington
County: Kittitas

Agent Number	File Number	Guarantee Number	Fee	Subdivision
WA1014	39809	SG-1-WA1014-6038731	\$300.00	Elk Ridge Short Plat 07-11

1. Name of Assured:

Cruse & Associates

2. Date of Guarantee: September 25, 2017

3. Parties having any record title interest in the land:

Eagle Valley Six LLC, a Washington limited liability company

4. Description of the land:

Lots 1, 2 and 3 of ELK RIDGE SHORT PLAT, SP 07-11, recorded May 21, 2007, in Book I of Short Plats at Page (s) 175, under recording number 200705210070, Being a portion of the Southwest Quarter of Section 5, Township 19 North, Range 18 East, W.M., records of Kittitas County, State of Washington.

5. Name of Proposed Subdivision Plat or Condominium Map:

Elk Ridge Short Plat 07-11

Dated September 25, 2017

Issued By:

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926



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Order Number: 39809

Guarantee No.: SG-1-WA1014-6038731

SUBJECT TO:

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

2. FUTURE LIABILITY, IF ANY TO ASSESSMENTS levied by Kittitas Reclamation District.

3. LIABILITY, IF ANY, TO ASSESSMENTS levied by Sunnyside Development Water System.

4. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Sunnyside Development Water System.

5. General taxes for the year 2017 which have been paid.

Amount:	\$500.57
Levy code:	43
Land use/DOR code:	81
Map number:	19-16-05052-0001
Parcel number:	952792
Assessed value of land:	\$60,050.00
Assessed value of improvement:	\$0.00

Affects Lot 1

6. General taxes for the year 2017 which have been paid.

Amount:	\$536.36
Levy code:	43
Land use/DOR code:	81
Map number:	19-16-05052-0002
Parcel number:	952793
Assessed value of land:	\$64,550.00
Assessed value of improvement:	\$0.00

Affects Lot 2

7. General taxes for the year 2017 which have been paid.

Amount:	\$536.36
Levy code:	43
Land use/DOR code:	81
Map number:	19-16-05052-0003
Parcel number:	952794
Assessed value of land:	\$64,550.00
Assessed value of improvement:	\$0.00

Affects Lot 3

8. EASEMENT, including terms and provisions contained therein:

Recorded:	August 13, 1984
Recording no.:	481365
In favor of:	Jerry N. Dillon and Nancy A. Dillon
For:	Road easement for ingress and egress
Affects:	The legal description contained in said easement is not sufficient to determine its exact location.

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Refer to the record of said instrument for full particulars.

9. **EASEMENT, including terms and provisions contained therein:**
Recorded: September 25, 1985
Recording no.: 490852
In favor of: Ken Planque Jr. and Heidi Planque, husband and wife
For: Ingress, egress and utilities
Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

10. **DECLARATION OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: September 30, 2016
Recording no: 201609300065

11. **EASEMENT, including terms and provisions contained therein:**

Recorded: September 30, 2016
Recording no.: 201609300064
In favor of: Eagle Valley Association of the Washington State Aerie and Auxiliary Fraternal Order of Eagles
For: Secondary access and all other stated purposes
Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

12. **WELL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: Present Owners
And: Future Owners
Recorded: September 28, 2006
Recording no: 200609280040

Amendment(s) and/or modification(s) of said agreement:

Recorded: April 14, 2010
Recording no(s): 201004140024

13. **RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:**

Reserving: Minerals
Reserved by: Northwestern Improvement Company
Recorded: July 7, 1942
Recording no.: 168938

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

14. **RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS to light, view and air, together with the rights of access to and from the state highway constructed on lands conveyed by instrument:**

Recorded: October 2, 1964
Recording no.: 315938
In favor of: The State of Washington

15. **A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:**

Recorded: August 5, 1985
Recording no.: 489463
Book: 14
Page: 18-19

16. **A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:**

Recorded: June 14, 2016

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Recording no.: 201606140017
Book: 40
Page: 98-99

17. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS contained and/or delineated on the face of the short plat recorded May 21, 2007, in Book I of Short Plats, page(s) 175-176 under Kittitas County Auditors file no. 200705210070.

18. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

Between: United States of America
And: Kittitas Reclamation District
Dated: January 20, 1949
Recording no.: 208267

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19. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.