

SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12253

Fee: \$0.00.00

Order No.: 380448AM

Tax: \$24.90

Dated: June 5, 2020

ISSUED BY

STEWART TITLE GUARANTY COMPANY

Stewart Title Guaranty Company (the "Company"), guarantees the County of and Kittitas any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Countersigned by:

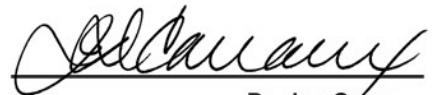


Authorized Countersignature

stewart
title guaranty company



Matt Morris
President and CEO



Denise Carraux
Secretary

Kittitas Title and Escrow

208 W Ninth, Ste. 6
Ellensburg, WA 98926

Guarantee Serial No.	G-6329-12253
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In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

SCHEDULE A

Order Number: 380448AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12253

Effective Date: June 5, 2020
Premium: \$0.00
Sales Tax: \$24.90

OWNERS: James Otis Moore and Chloe R. Moore, a married couple

LEGAL DESCRIPTION:

Lots 4, 5 and 6, HYAK ESTATES DIVISION NO. 2 according to the Plat recorded in volume 4 of Plats at page(s) 44-45, records of Kittitas County, Washington.

SUBJECT TO:

1. Liens, levies and assessments of the Hyak Property Owner's Association.
2. Liens, levies and assessments of the Snoqualmie Pass Utility District.
3. 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: 2020
Tax Type: County
Total Annual Tax: \$628.21
Tax ID #: 508535
Taxing Entity: Kittitas County Treasurer
First Installment: \$314.11
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$314.10
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$492.01
Tax ID #: 518535
Taxing Entity: Kittitas County Treasurer
First Installment: \$246.01
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$246.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

Tax Year: 2020

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Tax Type: County
Total Annual Tax: \$492.01
Tax ID #: 528535
Taxing Entity: Kittitas County Treasurer
First Installment: \$246.01
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$246.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Levy Code: 14
Land use/DOR code: 91
Land Value: \$78,000.00
Improvements: \$0.00

4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: November 7, 1962
Instrument No.: 300558

Said easement has been additionally granted to Burlington Northern, Inc. by instrument recorded under Auditor's file number 418272.

5. EASEMENT RESERVED IN DEED from Chicago, Milwaukee, St. Paul and Pacific Railroad Company recorded under Auditor's file number 345179, as follows:
The grantor reserves to itself, it's successors and/or assigns, the right to renew and maintain any of its existing facilities on the said described real estate.
6. CLAIM OF EASEMENT affecting an undisclosed portion of the plat of Hyak Estates Division 2 and other property as disclosed by instrument recorded May 18, 1979 under Auditor's file number 432565:
In favor of: Peter Manion and Lela Manion, husband and wife
For: Water, sewer, power and telephone lines and all other stated purposes
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
7. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:
Recorded: November 27, 1964
Recording no.: 317164
8. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:
Recorded: February 28, 1968
Recording no.: 345180
9. Agreement, including the terms and provisions thereof,
Recorded: June 6, 1968
Instrument No.: 347702
10. RESOLUTION OF SNOQUALMIE PASS SEWER DISTRICT of King and Kittitas County and the terms and conditions thereof, as recorded under Auditor's file number 495292. Said resolution was amended by instrument recorded under Auditor's file number 498437.

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11. 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 11, 1967

Instrument No.: 340025

Modification(s) of said covenants, conditions and restrictions

Recorded: March 4, 1988 and December 19, 1997

Instrument No: 511050 and 199712190001

12. Reservation of Oil, gas, minerals, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.

Recorded: December 17, 1937

Book: 58 of Deeds, Page 395

Instrument No.: 137951

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.

13. Reservation of Oil, gas, minerals, including the terms and provisions contained therein, in deed from Chicago, Milwaukee, St. Paul and Pacific Railroad Company.

Recorded: November 27, 1964

Instrument No.: 317163

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.

14. Easements, reservations, notes and/or dedications as shown on the official plat of Hyake Estates Division 2.

WA Subdivision Guarantee

Order Number: 380448AM

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This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

