

SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12261

Fee: \$300.00

Order No.: 427662AM

Tax: \$24.90

Dated: December 4, 2020

ISSUED BY

STEWART TITLE GUARANTY COMPANY

RECEIVED
FEB 19 2021
Kittitas County CDS

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

AmeriTitle
208 W Ninth, Ste. 6
Ellensburg, WA 98926

Guarantee Serial No.	G-6329-12261
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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: 427662AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12261

Effective Date: December 4, 2020
Premium: \$300.00
Sales Tax: \$24.90

OWNERS: Thomas G. Ayres, as his separate estate

LEGAL DESCRIPTION:

Parcel A:

Lot 21, GOAT PEAK RANCH DIVISION II, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 7 of Plats, pages 38 and 39, records of said County.

Parcel B:

Parcel A of that certain Survey as recorded December 3, 2007, in Book 34 of Surveys, page 177, under Auditor's File No. 200712030016, records of Kittitas County, Washington; being portions of Lots 22 and 23, GOAT PEAK RANCH DIVISION II, as per plat thereof recorded in Book 7 of Plats, Pages 38 and 39, in the County of Kittitas, State of Washington.

SUBJECT TO:

1. Liens, levies and assessments of the Goat Peak Ranch Owner's Association.
2. 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: \$3,515.02
Tax ID #: 129134
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,515.02
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status:
Second Installment Due/Paid Date:

Affects Parcel A

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$610.36

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Tax ID #: 309134
Taxing Entity: Kittitas County Treasurer
First Installment: \$610.36
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment:
Second Installment Status:
Second Installment Due/Paid Date:
Levy Code: 43
Land use/DOR code: 11, 91
Land Value: \$90,400.00
Improvements: \$382,810.00

Affects Parcel B

3. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$195,500.00

Trustor/Grantor: Thomas G. Ayres, a single man

Trustee: William L. Bishop

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for United Wholesale Mortgage

Dated: February 13, 2020

Recorded: February 19, 2020

Instrument No.: [202002190009](#)

4. 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 7, 1979

Instrument No.: 433128

Modification(s) of said covenants, conditions and restrictions

Recorded: September 12, 1980

Instrument No: 445370

Further modifications of said covenants, conditions and restrictions

Recorded: October 25, 2002

Instrument No.: 200210250034

Further modifications of said covenants, conditions and restrictions

Recorded: June 19, 2019

Instrument No.: 201906190009

5. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by plat of Goat Peak Ranch Division II

Book: 7 of Plats Page: 38 and 39

Matters shown:

a) Provision contained thereon, as follows:

"The cost of construction, maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation."

b) Easement contained thereon, as follows:

WA Subdivision Guarantee

"An easement is hereby reserved and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the interior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes."

WA Subdivision Guarantee

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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.