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AUG 12 2025

# CHICAGO TITLE INSURANCE COMPANY

Kittitas County CDS

Policy No. 72156-48545243

## 2<sup>nd</sup> UPDATED GUARANTEE

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

Dated: November 25, 2024, at 7:30 a.m.

Issued by:

AmeriTitle, LLC  
503 N Pearl St., Ste 101  
Ellensburg, WA 98926  
(509) 925-1477

*Hannah Hall*

Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]* President  
ATTEST *[Signature]* Secretary

Received By: Encompass

MAY 29 2025

Engineering and Surveying

Subdivision Guarantee Policy Number: 72156-48545243

## 2<sup>nd</sup> UPDATED SUBDIVISION GUARANTEE

Order No.: 650268AM  
Guarantee No.: 72156-48545243  
Dated: May 23, 2025 at 7:30 a.m.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Your Reference:

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, 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:

The heirs and devisees of Edward Lawrence Sullivan, deceased, as to Tract 1,

and

Allen Eric Sullivan, presumptively subject to the community interest of their spouse, if married, as to Tract 2

and

Robert M. Storlie and Leona Palo, both presumptively subject to the community interest of their spouse(s), if married, and who are described as joint tenants with right of survivorship on the document in which title vests, as to Tract 3

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-48545243

(SCHEDULE B)

Order No: 650268AM  
Policy No: 72156-48545243

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: 2025  
Tax Type: County  
Total Annual Tax: \$557.55  
Tax ID #: 508433  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$278.78  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$278.78  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$5,989.30  
Tax ID #: 478433  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,994.65

Subdivision Guarantee Policy Number: 72156-48545243

First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$2,994.65  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$2,766.00  
Tax ID #: 15747  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,383.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$1,383.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Taxes as shown herein include the following exemption(s): Senior

7. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.
8. 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.

9. Waiver of damages contained in Deed to the Kittitas Reclamation District, dated February 9, 1929 and recorded in [Book 47 of Deeds, at Page 205](#), as follows:
10. "Said Grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction, for all severance damages, to all their lands, adjacent to the lands herein conveyed, by reason of, or occasioned by, the location, construction, maintenance and operation of an irrigation canal, by Grantee, its successors or assigns, over and upon the premises herein conveyed."
11. Waiver of damages contained in deed from Edward G. Haga, a widow, and others, to Kittitas Reclamation District, dated July 6, 1929, filed for record August 27, 1929, and recorded in [Book 47 of Deeds, page 543](#), as follows:  
"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance, and operation of an irrigation canal by the grantee, its successors or assigns, over and upon the premises herein conveyed."
12. Agreement and the terms and conditions contained therein  
Between: Edward G. Haga, a widower, and others  
And: Emma Fitterer, a widow  
Purpose: Interest in an irrigation ditch  
Recorded: June 16, 1933  
Instrument No.: [112811](#)
13. Right of way of Jensen Ditch, as disclosed by Instrument recorded March 6, 1953, under Auditor's File No. [236138](#).
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Television antenna and an antenna line

Subdivision Guarantee Policy Number: 72156-48545243

Recorded: October 19, 1966  
Instrument No.: [333530](#)

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Storlie Short Plat,  
Recorded: January 25, 2001  
Book: Page:  
Instrument No.: [200101250047](#)  
Matters shown:  
a) Fenceline in relation to property boundaries  
b) Encroachments noted thereon  
c) Kittitas Reclamation District centerline noted thereon  
d) Notes thereon

16. Effect, if any, of a Personal Representative's Deed,  
From: Allen Eric Sullivan, as the Personal Representative of the Estate of Edward Lawrence Sullivan, deceased  
To: Manastash Farms, LLC  
Recorded: August 21, 2008  
Instrument No.: [200808210047](#)  
As to Tract 1

Said deed appears to have been made pursuant to a boundary line adjustment that was never finished. Furthermore the legal description as it appears on said deed is incorrect.

17. Any right, title and interest, if any, of Manastash Farms, LLC,  
As disclosed by: Personal Representative's Deed  
Recorded: August 21, 2008  
Instrument No.: [200808210047](#)

We note that said entity does not appear to be registered with the Washington Secretary of State.

18. It is our understanding that Edward L. Sullivan is now deceased. We find no record of a probate of the estate of the decedent in Kittitas County. The Company, therefore, does not insure against the right of his or her heirs, creditors, or the liability for inheritance tax, if any, or other matters which a probate of the estate might disclose.

We note probate case filed in Yakima County Superior Court under Cause No. 06-4-00140-7. A Declaration of Completion of Probate was filed in said case on September 8, 2008.

- (a) A completed, signed and acknowledged Lack of Probate Affidavit, the form and substance of which is subject to the approval of the Company.  
(b) A copy of the decedent's last will. If the decedent did not leave a will, this should be so noted on the Lack of Probate Affidavit.  
(c) A copy of the Community Property Agreement, if such existed. If not, this should be noted on the Lack of Probate Affidavit.  
(d) Proof of death of the decedent, made by recording a Death Certificate in the office of the Kittitas County Auditor.

19. A portion of the access to the Land is over Kittitas Reclamation District Lateral and therefore, access to the Land is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
20. Rights of the State of Washington in and to that portion of the Land, if any, lying in the bed or former bed of the unnamed creek or stream, if it is navigable.
21. Any question of location, boundary or area related to the unnamed creek or stream, including, but not limited to, any past or future changes in it.
22. 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
- Subdivision Guarantee Policy Number: 72156-48545243

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:**

Note No. 1: 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.

Note No. 2: 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 SW Section 7, Township 17N, Range 18E, W.M.

It has come to our attention that there is a manufactured home situated on the Land covered by this commitment. In order for the company to insure the manufactured home as a part of the Land, the company will require:

- (a) A 'Statement of Intent to Declare Manufactured Home Real Property' be recorded.
- (b) Verification that the tax assessor will assess the mobile home as real property; and
- (c) A cancellation of the certificate of title by the Department of Motor Vehicles.

Affects: Tract 3

NOTE: 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).

### **END OF GUARANTEE**

## EXHIBIT 'A'

File No. 650268AM

### TRACT 1:

All of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, situated in Section 7, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington,

#### EXCEPT:

- 1) The County road right of way;
- 2) That tract of land conveyed to the Kittitas Reclamation District in deed recorded August 27, 1929, in Auditor's File No. [96962](#);
- 3) The West 343 feet thereof;
- 4) That portion of said Southwest Quarter described as follows:  
Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter;  
Thence North 108.9 feet;  
Thence West 100 feet;  
Thence South 108.9 feet,  
Thence East 100 feet to the true point of beginning.

### TRACT 2:

That portion of the Southwest Quarter of Section 7, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter;  
Thence North 108.9 feet;  
Thence West 100 feet;  
Thence South 108.9 feet,  
Thence East 100 feet to the true point of beginning.

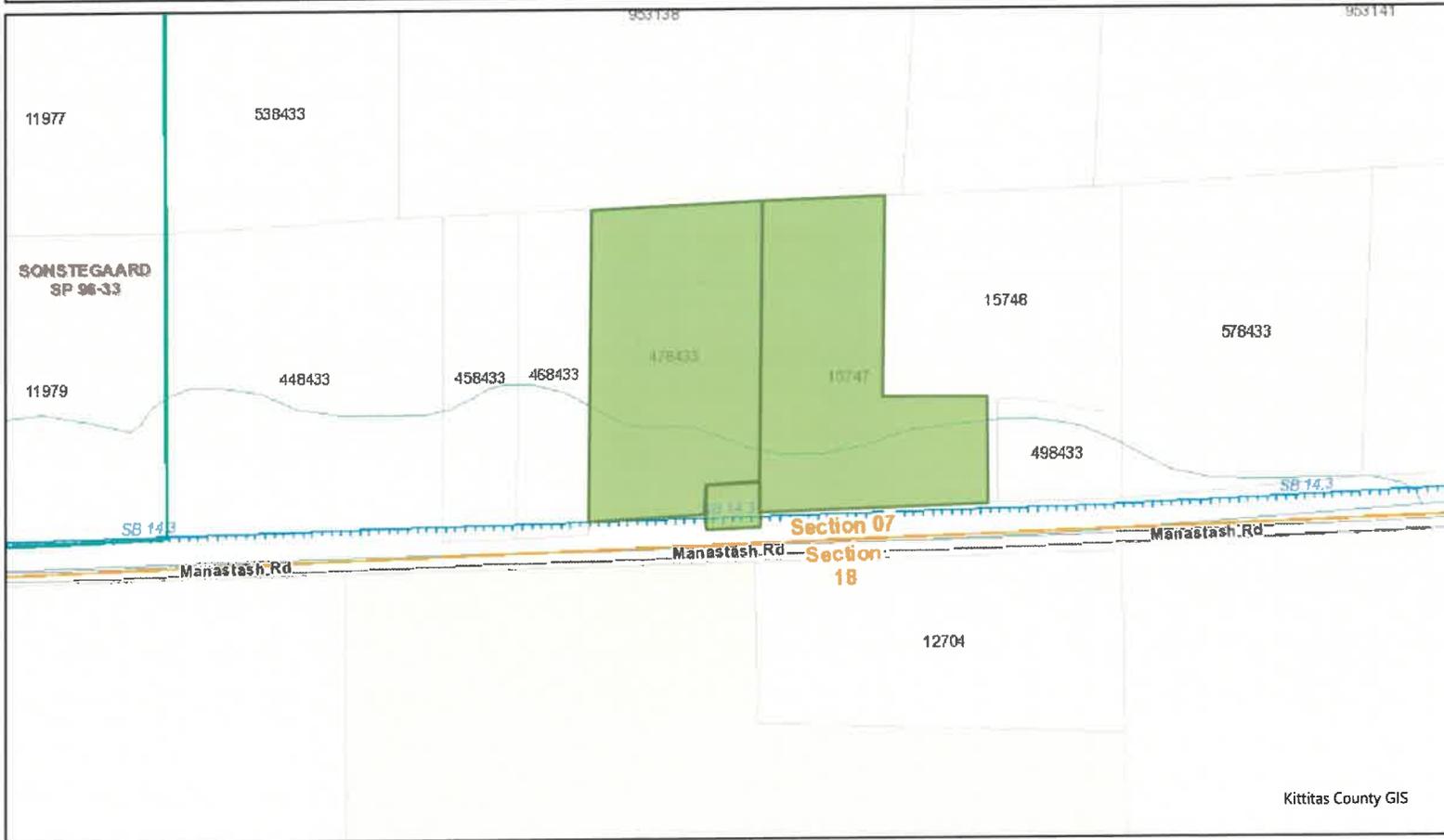
EXCEPT County Road right of way;

AND EXCEPT that tract of land conveyed to the Kittitas Reclamation District in deed recorded August 27, 1929, in Auditor's File No. [96962](#).

### TRACT 3:

Lot A, of STORLIE SHORT PLAT, Kittitas County Short Plat No. SP-00-23, as recorded January 25, 2001, in Book F of Short Plats, pages 138 and 139, under Auditor's File No. [200101250047](#), records of Kittitas County, State of Washington; being a portion of Section 7, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

# Sullivan BLA



Date: 12/2/2024

**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.

1 inch equals 376 feet

