

 First American Title™	Subdivision Guarantee	Kittitas County CDS
	<small>ISSUED BY</small> First American Title Insurance Company	
Schedule A	<small>GUARANTEE NUMBER</small> 5003353-0009743e	

Order No.: 1021007

Liability: \$1,000.00

Fee: \$350.00

Tax: \$30.10

Name of Assured: Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below

Date of Guarantee: August 21, 2025

The assurances referred to on the face page hereof are:

1. Title is vested in:

Roger A. Scheopner and Valerie K. Scheopner, husband and wife as to Tract A and Douglas Skanes and Kimberly Skanes, a married couple and to Tract B and Josh Voshall and Tiffany Voshall, husband and wife as to Tract C

2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee:

- A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
- B. Water rights, claims or title to water.
- C. Tax Deeds to the State of Washington.
- D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it..

Countersigned By:

Kami Sinclair

Authorized Signatory



First American Title™

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

Schedule B

GUARANTEE NUMBER

5003353-0009743e

File No.: 1021007

RECORD MATTERS

1. 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
2. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
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: 2025

Tax Type: County

Total Annual Tax: \$3,929.81

Tax ID #: 16483

Taxing Entity: Kittitas County Treasurer

First Installment: \$1,964.91

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2025

Second Installment: \$1,964.90

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025

Tax Type: County

Total Annual Tax: \$1,202.86

Tax ID #: 14924

Taxing Entity: Kittitas County Treasurer

First Installment: \$601.43

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2025

Second Installment: \$601.43

Second Installment Status: Paid

Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$5,200.39
Tax ID #: 20580
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,600.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$2,600.19
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$1,420.24
Tax ID #: 20581
Taxing Entity: Kittitas County Treasurer
First Installment: \$710.12
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$710.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

4. 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.

5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Road Maintenance Agreement dated January 8, 2003, recorded January 23, 2003, under Auditor's File No. [200301230065](#).
6. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Cascade Canal Company, a corporation of the State of Washington
Purpose: Rights of ingress to and egress from the canal, flumes and tunnels of said company, for the purpose of constructing, operating and maintaining the said canal and irrigating works
Recorded: December 17, 1904
Instrument No.: [12037](#)
Book 9 of Deeds, Page 572
Affects: The Northeast Quarter of said Section 22

7. Waiver of damages as contained in Deed to the Kittitas Reclamation District, dated July 21, 1932, and recorded in Volume 52 of Deeds, page 328, under Auditor's File No. [109966](#), as follows:

"Said grantor, for itself and for its successors 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 grantee, its successors and assigns, over and across the premises herein conveyed."

8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Electric transmission and distribution line
Recorded: August 7, 1950
Instrument No.: [217388](#)
Volume 85 of Deeds, Page 112
Affects: The East Half of the Northeast Quarter of said Section 22, and other lands

9. The provisions contained in Instrument,
Recorded: August 10, 1951,
Instrument No.: [224379](#).
Book 87 of Deeds, Page 299
Affects: Tract C

As follows:

"It is understood that the Grantee shall install a culvert 16 feet long by 20 inches in diameter, approximately 20 feet East of the point of beginning."

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Underground irrigation easement
Recorded: April 20, 1992
Instrument No.: [548202](#)
Book 330, Page 997
Affects: Tract C
As follows: Said irrigation easement being 5 feet in width and running in an East/West direction. The centerline of the easement is 358 feet South of the Northeast quarter of Section 22, Township 18 North, Range 18 East, W.M.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A non-exclusive easement 30 feet in width for ingress and egress and utilities
Recorded: April 20, 1992
Instrument No.: [548203](#)
Book 300, Page 1000
Affects: Tract C - That portions of said premises in Section 22
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Underground irrigation easement
Recorded: April 20, 1992
Instrument No.: [548203](#)
Book 330, Page 1000
Affects: Tract C - A 5 foot strip of land being 30 feet in width which centerline of the underground irrigation easement is 550 feet South of the Northeast Quarter of Section 22, Township 18 North, Range 18 East, W.M.
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 30, 1992
Book: 18 of Surveys Page: 146
Instrument No.: [547685](#)
Affects: Tract C
Matters shown:
a) Encroachment of fence line* onto a portion of the Easterly line of said premises;
b) Location of B.P.A. easement;
c) Encroachment of fence line appurtenant to said premises onto right of way of Hungry Junction Road on the North.
- *Note: said fence line is further delineated on survey recorded February 18, 1997, in Book 22 of Surveys, page 171, under Kittitas County Auditor's File No. 199702180001, and survey recorded November 6, 1998, in Book 23 of Surveys, page 229, under Kittitas County Auditor's File No. 199810600022.
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 24, 2001
Book: 26 of Surveys, Pages: 143
Instrument No.: [200107240046](#)
Matters shown:
a) Easement "R"
b) Notes contained thereon

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Keith L. Reed and Carla W. Reed, husband and wife and Bonnie Jean DeWilde, an unmarried woman
Purpose: Ingress, egress and utilities over, under and across Easement "R"
Recorded: September 16, 2002 and January 13, 2003
Instrument No.: [200209160046](#) and [200301130094](#)
Affects: That portion of said premises delineated as Easement "R" on Survey recorded July 24, 2001, in Book 26 of Surveys, page 143, under Auditor's File No. [200107240046](#).
16. 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: January 23, 2003
Instrument No.: [200301230064](#)
17. Road Maintenance Agreement and the terms and conditions contained therein
Between: Donald R. and Kristina L. Owens, husband and wife; and Robert and Molly Deter, husband and wife
Recorded: January 23, 2003
Instrument No.: [200301230065](#)
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by [Owens Cluster Short Plat](#),
Recorded: February 18, 2005
Book: H of Short Plats, Pages: 32 and 33
Matters shown:
 - a) KRD Notes contained thereon;
 - b) Notes contained thereon
 - c) Easement "R", 60' ingress, egress and utility easement
19. 2 Party Shared Well Water Users Agreement and the terms and conditions contained therein
Between: Tiffany Voshall
And: Rob Deter
Recorded: June 18, 2015
Instrument No.: [201506180014](#)
Affects: Tract C
20. License Agreement, including the terms and provisions thereof,
Recorded: November 21, 2018
Instrument No.: [201811210009](#)
21. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$450,821.00
Trustor/Grantor: Douglas Skanes and Kimberly Skanes, a married couple
Trustee: AmeriTitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for SIRVA Mortgage, Inc.
Dated: September 22, 2021
Recorded: September 23, 2021
Instrument No.: [202109230040](#)
Affects: Lot C of Tract B

22. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$240,000.00
Trustor/Grantor: Roger A. Scheopner and Valerie K. Scheopner, husband and wife
Trustee: Kittitas Title and Escrow
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Umpqua Bank, a State Chartered Bank
Dated: October 15, 2021
Recorded: October 22, 2021
Instrument No.: [202110220018](#)
Affects: Tract A

Said document was re-recorded December 9, 2021 under Kittitas County Auditor's File No. [202112090044](#).

 First American Title™	Subdivision Guarantee
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule C	<small>GUARANTEE NUMBER</small> 5003353-0009743e

File No.: 1021007

The land in the County of Kittitas, State of Washington, described as follows:

See attached Exhibit 'A'

EXHIBIT 'A'

File No. 1021007

Tract A:

Lot A, of [OWENS CLUSTER SHORT PLAT](#), Kittitas County Short Plat No. 04-36, as recorded February 18, 2005, in Book H of Short Plats, pages 32 and 33, under Auditor's File No. 200502180036, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 22, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

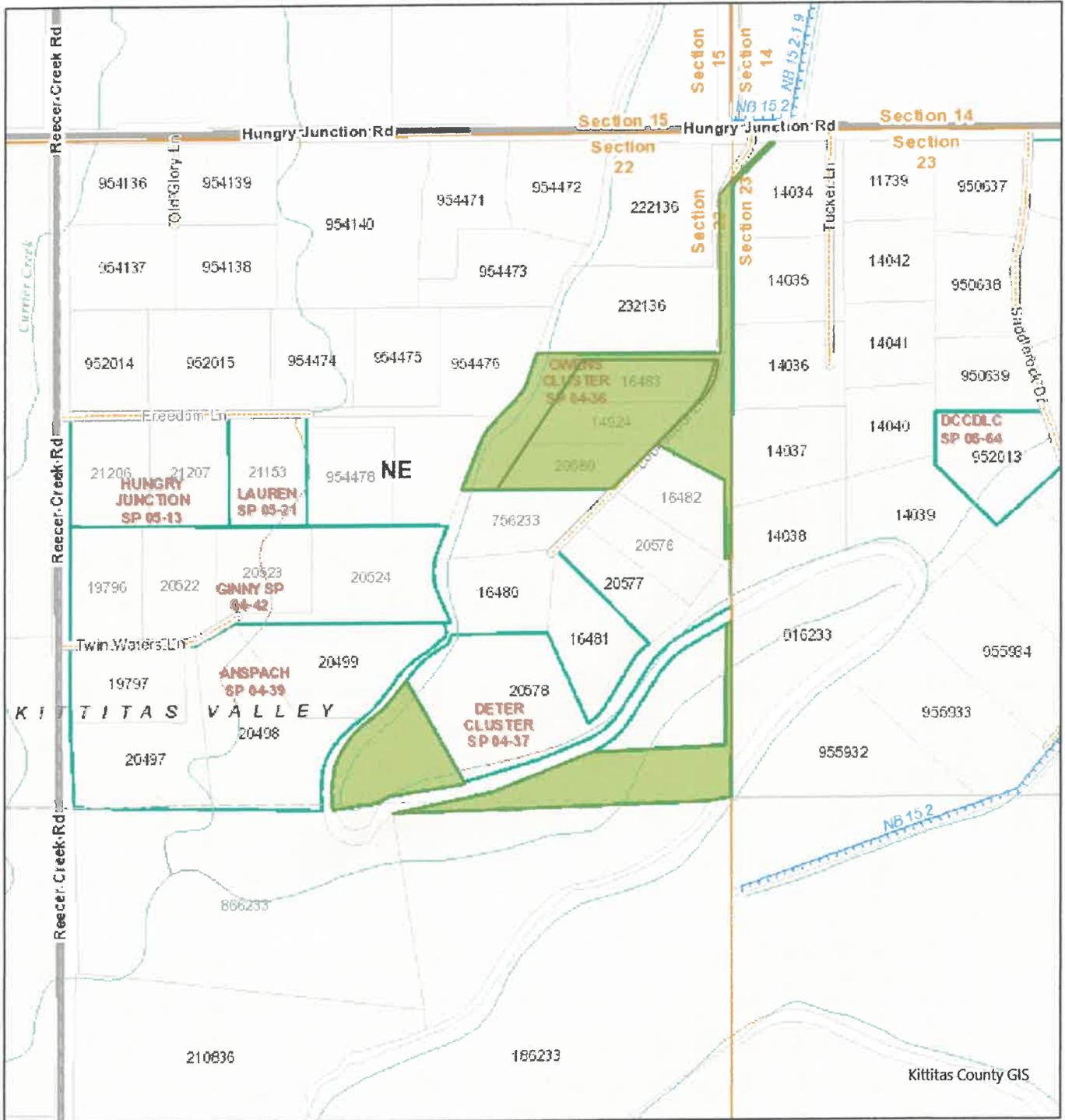
Tract B:

Lots B and C, of [OWENS CLUSTER SHORT PLAT](#), Kittitas County Short Plat No. 04-36, as recorded February 18, 2005, in Book H of Short Plats, pages 32 and 33, under Auditor's File No. 200502180036, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 22, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Tract C:

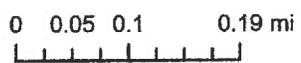
Lot D, of [OWENS CLUSTER SHORT PLAT](#), Kittitas County Short Plat No. SP-04-36, as recorded February 18, 2005, in Book H of Short Plats, pages 32 and 33, under Auditor's File No. 200502180036, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 22, Township 18 North, Range 18 East, W.M. and a portion of the Northwest Quarter of the Northwest Quarter of Section 23, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Kittitas County COMPAS Map



Date: 8/21/2025

1 inch equals 752 feet



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.



RECEIVED
 SEP 24 2025

Kittitas County CDS