



**First American Title™**

## Subdivision Guarantee

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**5003353-0009759e**

# Schedule A

Order No.: 1021985

Liability: \$1,000.00

Fee: \$350.00

Tax: \$30.10

Name of Assured: Cruse & Associates

Date of Guarantee: September 5, 2025

RECEIVED  
OCT 08 2025

Kittitas County CDS

The assurances referred to on the face page hereof are:

1. Title is vested in:

Timothy T. Mahre, also shown of record as Timothy Todd Mahre and Cecilia Mahre, also shown of record as Cecilia A. Mahre, husband and wife

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:

Laura Woodiwiss

Authorized Signatory

 <b>First American Title™</b>	<b>Subdivision Guarantee</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule B</b>	GUARANTEE NUMBER <b>5003353-0009759e</b>

File No.: 1021985

**RECORD MATTERS**

1. 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: \$5,519.82  
Tax ID #: 10197  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,759.91  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$2,759.91  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: Irrigation  
Total Annual Tax: \$323.00  
Tax ID #: 10197  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$161.50  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$161.50  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$1,601.01  
Tax ID #: 450333  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$800.51  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$800.50  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: Irrigation  
Total Annual Tax: \$765.00  
Tax ID #: 450333  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$382.50  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$382.50  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2025

2. Communication assessment for the year 2025, which becomes delinquent after April 30, 2025, if not paid.  
Amount : \$0.00  
Parcel No. : 10197

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

3. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

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. A right of way for a ditch for the purpose of conveying waste water from the Cascade Irrigation Ditch to the wasteway of the Ellensburg Water Company, together with the right to enter upon said right of way as conveyed to the Cascade Irrigation District by contract dated September 11, 1924, and recorded in Book 42 of Deeds, page 109, under Auditor's File No. [75203](#).
6. 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 26, 2005  
Instrument No.: [200501260001](#)
7. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: March 19, 2014  
Book: 39 of Surveys, Pages: 40 through 42  
Instrument No.: [201403190008](#)  
Matters shown:
  - a) Underground irrigation pipe
  - b) Easements shown thereon
  - c) Notes thereon

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: Thomas W. Mahre and Lynne A. Mahre, husband and wife; and Timothy Todd Mahre and Cecilia Mahre, husband and wife  
Purpose: Irrigation easement for underground irrigation pipeline(s)  
Recorded: April 17, 2014  
Instrument No.: [201404170019](#)
- Said document contains maintenance provisions.
9. 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: April 17, 2014  
Instrument No.: [201404170020](#)
10. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$145,195.00  
Trustor/Grantor: Cecilia Mahre and Timothy Todd Mahre aka Timothy T. Mahre, husband and wife  
Trustee: U.S. Bank Trust Company, National Association  
Beneficiary: U.S. Bank National Association  
Dated: July 10, 2019  
Recorded: August 15, 2019  
Instrument No.: [201908150022](#)  
Affects: A portion of said premises

**Notes:**

- A. 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: Parcels 2 and 3, Book 39 of Surveys, pages 40-42, ptn of SW Quarter of SE Quarter of Section 28, and ptn of NW Quarter of NE Quarter of Section 33, all in Township 17N, Range 19E, W.M.
- B. Any map or sketch enclosed as an attachment herewith is furnished for informational 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.



*First American Title*<sup>™</sup>

## Subdivision Guarantee

ISSUED BY

**First American Title Insurance Company**

## Schedule C

GUARANTEE NUMBER

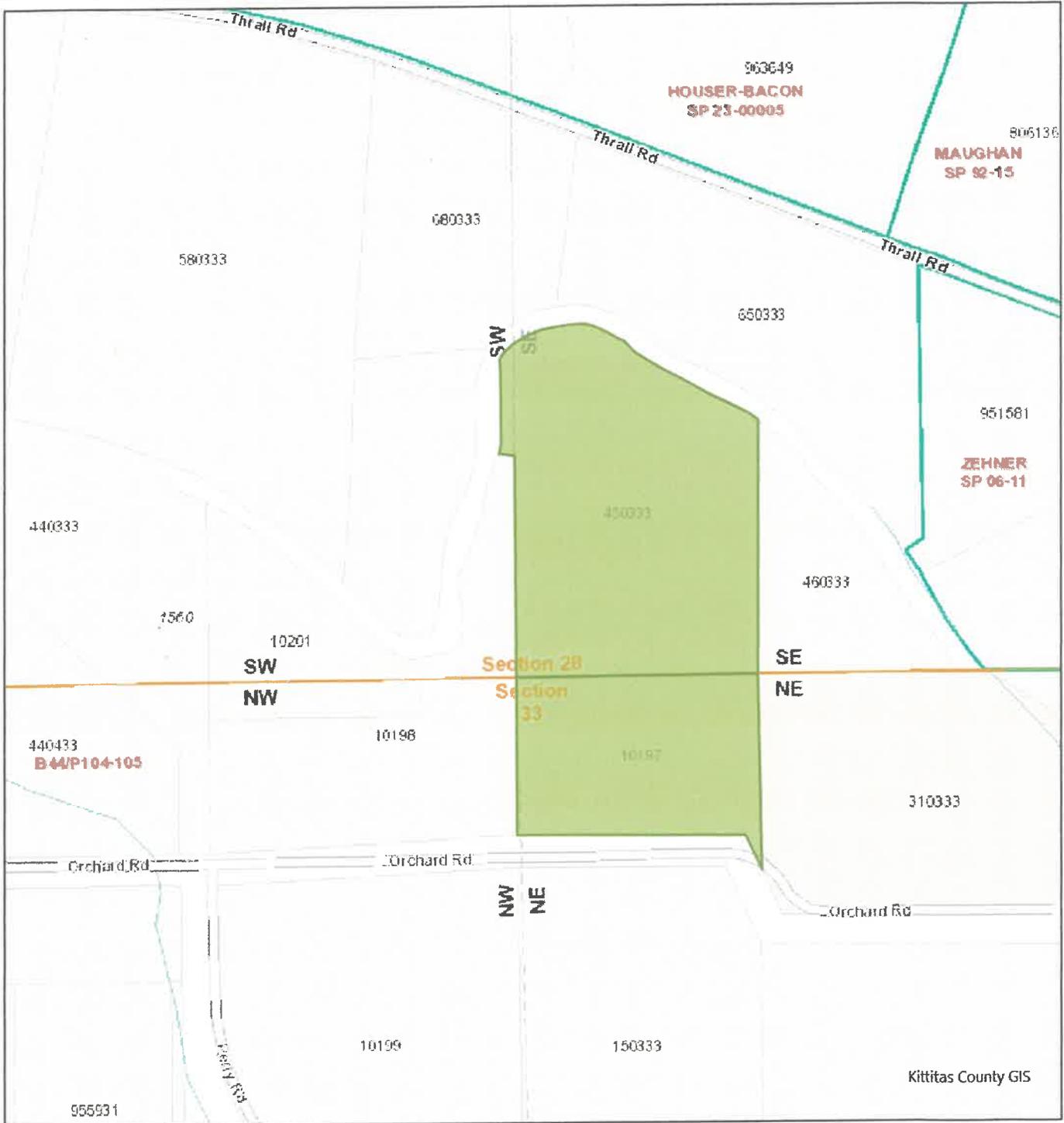
**5003353-0009759e**

File No.: 1021985

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

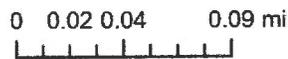
Parcels 2 and 3 of that certain Survey as recorded March 19, 2014, in Book 39 of Surveys, pages 40, 41 and 42, under Auditor's File No. 201403190008, records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 28, and a portion of the Northwest Quarter of the Northeast Quarter of Section 33, all in Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

# Kittitas County COMPAS Map



Date: 8/26/2025

1 inch equals 376 feet



**Disclaimer:**  
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Kittitas County GIS

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