

CHICAGO TITLE INSURANCE COMPANY

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GUARANTEE

Guarantee Number 7386-2-1038450-2025.72156-235271401

Kittitas County CDS

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

Dated: November 19, 2025

CHICAGO TITLE INSURANCE COMPANY

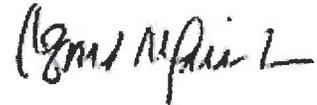
CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Kami Sinclair

Authorized Signatory



By: 

President

ATTEST


Secretary

SCHEDULE A

Your Reference: 520 Hart Rd., NKA Hart Rd., NKA Taylor Rd., Cle Elum, WA 98922
(Parcels: 955421, 954812, 955416, 955417)

Our No. 1038450
Guarantee No. 7386-2-1038450-2025.72156-235271401
Liability: \$1,000.00
Fee: \$350.00
Sales Tax: \$30.10

1. Name of Assured: Phillip Bonafair
2. Date of Guarantee: 17th day of November, 2025 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, 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:

Phillip Bonafair and Heidi Hunt, husband and wife and Sandra Hunt, a single woman as her separate estate and Mary Harvey, a single woman as her separate estate as to Tract A
Peter A. Bugni, presumptively subject to the community interest of his spouse, if married as to Tract B
The Agnes M. Bugni Family Limited Partnership, a Washington Limited Partnership as to Tracts C and D

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: \$1,149.63
Tax ID #: 955421
Taxing Entity: Kittitas County Treasurer
First Installment: \$574.82
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$574.81
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$132.57
Tax ID #: 954812
Taxing Entity: Kittitas County Treasurer
First Installment: \$66.29
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$66.28
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$60.98
Tax ID #: 955417
Taxing Entity: Kittitas County Treasurer
First Installment: \$30.49
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$30.49
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$31.47
Tax ID #: 955416
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.47
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

7. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.
Affects: Tract C and Tract D

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.

8. The provisions contained in Right-of-Way Deed,
Recorded: July 14, 1906,
Instrument No.: [16077](#).
Affects: Tracts A and C
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Peter Conta, a bachelor.
Recorded: May 7, 1920
Instrument No.: [55590](#)
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.
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Puget Sound Power and Light Company, a corporation
Purpose: An electric transmission line
Recorded: November 1, 1922
Instrument No.: [67543](#)
Affects: A portion of said premises and other land
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power and Light Copmany, a corporation
Purpose: An existing electrical transmission line together with all reasonable and necessary appurtenances thereto
Recorded: February 2, 1967
Instrument No.: [335847](#)
Affects: A 100 foot strip of land over and across a portion of said premises and other land
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Northwest Bell Telephone Company, a Washington corporation
Purpose: Underground communication lines
Recorded: August 1, 1978
Instrument No.: [424815](#)
Affects: Tracts A and C
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 25, 2008
Book: 35 of Surveys Page: 84
Instrument No.: [200806250015](#)
Matters shown:
a) Notes contained thereon
Affects: Tract B
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 28, 2008
Book: 35 of Surveys Page: 117
Instrument No.: [200807280002](#)
Matters shown:
a) Discrepancies in Boundry lines with Survey 22/37-39
b) 60' private access and utility easement
c) Notes contained thereon
Affects: Tract A
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 4, 2008
Book: 35 of Surveys Page: 123
Instrument No.: [200808040018](#)
Matters shown:
a) Notes contained thereon
Affects: Tracts C and D

16. Covenants, conditions, easements 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: March 9, 2016

Instrument No.: [201603090004](#)

Affects: Tract C

17. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Recorded: May 1, 2019

Instrument No.: [201905010036](#)

Amendment to Declaration of Easement recorded December 11, 2019 under Kittitas County Auditor's File No. [201912110015](#).

18. Effect, if any, of a Bargain and Sale Deed,

From: Agnes M. Bugni Family Limited Partnership, a Washington Limited Partnership

To: Charles D. Bugni, a single man

Recorded: May 2, 2019

Instrument No.: [201905020024](#)

Affects: Tract C

Title will require documentation regarding signing authority for The Agnes M. Bugni Family Limited Partnership.

19. Any right, title and interest, if any, of Charles D. Bugni,

As disclosed by: Bargain and Sale Deed

Recorded: May 2, 2019

Instrument No.: [201905020024](#)

Affects: Tract C

20. Effect, if any, of a Bargain and Sale Deed,

From: The Agnes M. Bugni Family Limited Partnership, a Washington Limited Partnership

To: Peter A. Bugni, a married man as his separate estate

Recorded: May 2, 2019

Instrument No.: [201905020026](#)

Affects: Tract D

Title will require documentation regarding signing authority for The Agnes M. Bugni Family Limited Partnership.

21. Any right, title and interest, if any, of Peter A. Bugni,

As disclosed by: Bargain and Sale Deed

Recorded: May 2, 2019

Instrument No.: [201905020026](#)

Affects: Tract D

22. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Recorded: February 26, 2021

Instrument No.: [202102260079](#)

Affects: Tracts A and C

First Amendment to Declaration of Easement recorded September 6, 2023 under Kittitas County Auditor's File No. [202309060023](#).

23. Effect, if any, of a Quit Claim Deed,

From: Charles D. Bugni

To: Peter A. Bugni

Recorded: February 26, 2021

Instrument No.: [202102260080](#)

Affects: Tract C

24. Any right, title and interest, if any, of Peter A. Bugni,
As disclosed by: Quit Claim Deed
Recorded: February 26, 2021
Instrument No.: [202102260080](#)
Affects: Tract C
25. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Recorded: July 27, 2021
Instrument No.: [202107270062](#)
26. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Teanaway River, if it is navigable.
27. Any question of location, boundary or area related to the Teanaway River, including, but not limited to, any past or future changes in it.
28. 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 the Land or to use any portion of the Land which is now or may formerly have been covered by water.

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: Parcel 2F, Book 35 of Surveys, pgs. 117-120, ptn. Section 2, township 19 N, Range 16E, W.M. AND Parcel 2, Book 35 of Surveys, pgs 84-85, ptn SE Quarter of Section 3, Township 19N, range 16 E, W.M. AND Parcels F and G, Book 35 of Surveys, pgs. 123-125, ptn NE and SE Quarter of Section 2, Township 19N, Range 16 E, 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.
- C. 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).

EXHIBIT 'A'

File No. 1038450

TRACT A:

Parcel 2F of that certain Survey as recorded July 28, 2008 in Book 35 of Surveys at pages 117 through 120, under Auditor's File No. 200807280002, records of Kittitas County, State of Washington; being a portion of Section 2, Township 19 North, Range 16 East, W.M., Kittitas County, State of Washington.

TRACT B:

Parcel 2 of that certain survey as recorded June 25, 2008 in Book 35 of Surveys at Pages 84 through 85, under Auditor's File No. 200806250015, records of Kittitas County, Washington; Being a portion of the Southeast Quarter of Section 3, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

TRACT C:

Parcel G of that certain Survey as recorded August 4, 2008, in Book 35 of Surveys, pages 123 through 125, under Auditor's File No. 200808040018, records of Kittitas County, Washington; being a portion of the Northeast and Southeast Quarter of Section 3, and a portion of the Southwest Quarter of Section 2, All in Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Tract D:

Parcel F of that certain Survey as recorded August 4, 2008, in Book 35 of Surveys, pages 123 through 125, under Auditor's File No. 200808040018, records of Kittitas County, Washington; being a portion of the Northeast and Southeast Quarter of Section 3, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.