

RECEIVED  
DEC 11 2025  
Kittitas County CDS

**CHICAGO TITLE INSURANCE COMPANY**

**GUARANTEE**  
**Guarantee Number 72156-235370686**

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: December 8, 2025

**CHICAGO TITLE INSURANCE COMPANY**

Countersigned By:

Heather Bowers  
Authorized Signatory

**CHICAGO TITLE INSURANCE COMPANY**



By: *[Signature]*

President

ATTEST  
*[Signature]*

Secretary

## SCHEDULE A

Your Reference: Haberman/Tirey 1950 Lyons Rd/3821 Game Farm Rd

Our No. 1043060  
Guarantee No. 72156-235370686  
Liability: \$1,000.00  
Fee: \$350.00  
Sales Tax: \$30.10

1. Name of Assured: Cruse & Associates
2. Date of Guarantee: November 17, 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:

Lot 1:

Parcel 1A of that certain Survey as recorded October 18, 2022, in Book 45 of Surveys, pages 37 and 38, under Auditor's File No. 202210180013, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Lot 2:

Parcel 2 of that certain Survey as recorded March 31, 2022, in Book 44 of Surveys, pages 163 and 164, under Auditor's File No. 202203310045, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Kale Haberman and Madison Haberman, husband and wife as to Lot 1 and Krystal D. Tirey, as her sole and separate property as to Lot 2

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 1043060  
Policy No: 72156-235370686

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. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
5. 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: \$2,536.54  
Tax ID #: 814534 (Lot 1)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,268.27  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$1,268.27  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$221.61  
Tax ID #: 17648 (Lot 1)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$110.81  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$110.81  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025  
Tax Type: County  
Total Annual Tax: \$7,536.14  
Tax ID #: 16788 (Lot 2)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$3,768.07  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2025  
Second Installment: \$3,768.07  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2025

6. Communication assessment for the year 2025, which becomes delinquent after April 30, 2025, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No. : 814534 (Lot 1)

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.

7. 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.

8. Waiver of damages contained in deed from N.G. Burroughs and Mary A. Burroughs, his wife, to Kittitas Reclamation District, dated October 14, 1929, recorded in [Book 48 of Deeds, page 11](#), 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 or occasioned by the location, construction maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed."

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

Granted To: Olympic Pipe Line Company, a Corporation of Delaware, its successors and assigns  
Recorded: August 16, 1996  
Instrument No.: [199608160043](#)

10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: December 21, 2001  
Book: 27 Page: 48 through 49  
Instrument No.: [200112210029](#)  
Matters shown:  
a) Ditch shown thereon  
b) Notes contained therein  
Affects: Lot 2

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

Granted To: Eamon P. and Lynn Sullivan, husband and wife  
Recorded: April 14, 2008  
Instrument No.: [200804140040](#)  
Affects: Lot 2

12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: April 11, 2013  
Book: 38 of Surveys Pages: 175 and 176  
Instrument No.: [201304110001](#)  
Matters shown:  
a) Centerline of Ferguson Ditch  
b) Location of fenceline in relation to North boundary line of said Parcel 1  
Affects: Lot 2

13. Declaration of Shared Pond Water Use, recorded December 10, 2013, under Kittitas County Auditor's File No. [201312100014](#), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.  
Affects: Lot 2
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: July 23, 2021  
Book: 44 of Surveys Page: 2  
Instrument No.: [202107230047](#)  
Matters shown:  
a) Fencelines in relation to boundaries  
b) Notes thereon
- Said survey is an amendment of survey recorded July 20, 2021 under Auditor's File No. [202107200023](#) in Book 43 of surveys, page 249.
- Affects: Lot 1
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: March 31, 2022  
Book: 44 Page: 163 and 164  
Instrument No.: [202203310045](#)  
Matters shown:  
a) Fencelines in relation to boundaries  
b) Location of an irrigation pipe  
c) Kittitas Reclamation District Right of way shown thereon  
d) Notes thereon
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: October 18, 2022  
Book: 45 of Surveys Page: 37 and 38  
Instrument No.: [202210180013](#)  
Matters shown:  
a) Location of fencelines thereon  
b) Notes thereon
17. 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 Naneum Creek and any other unnamed creeks, if navigable.
18. Any question of location, boundary or area related to the Naneum Creek or any other unnamed creeks, including, but not limited to, any past or future changes in them.
19. 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.
20. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$180,000.00  
Trustor/Grantor: Kale Haberman and Madison Haberman, husband and wife  
Trustee: AmeriTitle, LLC  
Beneficiary: David Dixon and Kathleen Dixon, husband and wife  
Dated: January 17, 2023  
Recorded: January 18, 2023  
Instrument No.: [202301180013](#)  
Affects: Lot 1

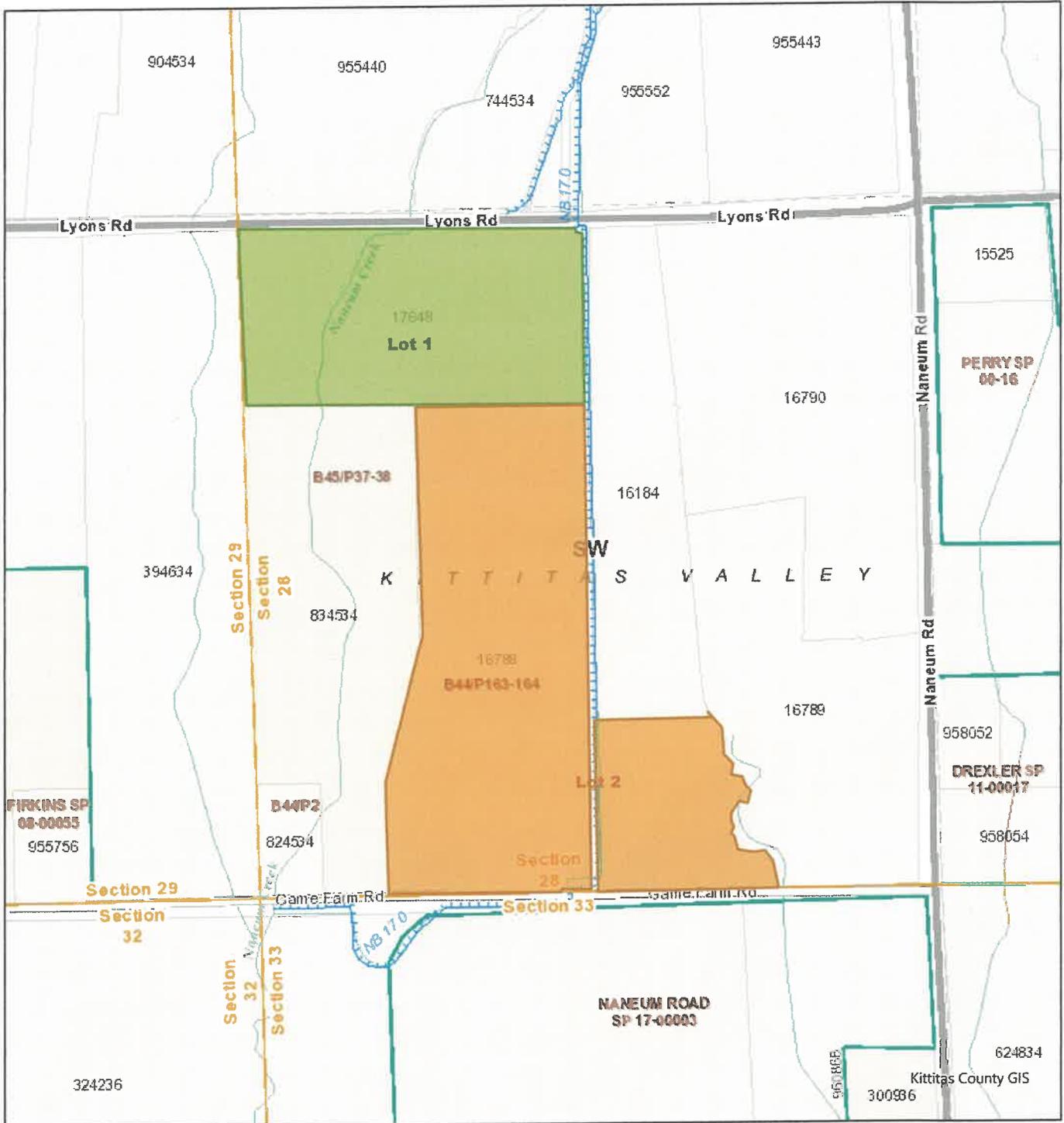
21. A Short Form Open-End Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$150,000.00  
Trustor/Grantor: Krystal D. Tirey, unmarried  
Trustee: First American Title Insurance Company  
Beneficiary: KeyBankNational Association  
Dated: March 16, 2023  
Recorded: March 27, 2023  
Instrument No.: [202303270018](#)  
Affects: A portion of Lot 2

**END OF EXCEPTIONS**

**Notes:**

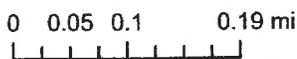
- A. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel 1A, Book 45 of Surveys pp. 37-38, ptn SW Qtr Sec 28 Twp 18N Rge 19E, W.M. and Parcel 2, Bk 44 of Surveys pp. 163-164, ptn SW Qtr Sec 28 Twp 18N Rge 19E, W.M.
- B. 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.
- 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).

# Kittitas County COMPAS Map



Date: 12/8/2025

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.



KITTITAS VALLEY  
 ELLENSBURG  
 Kittitas County GIS