

Guarantee No.: G-G-6329-000013994

Fee: \$300.00 Tax: \$24.30

Order No.: 639029AM

**Dated:** June 4, 2024

**ISSUED BY** 

### STEWART TITLE GUARANTY COMPANY

Stewart Title Guaranty Company (the "Company"), guarantees the County of and Kittitas any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Countersigned by:

Dallas Thornton

Authorized Countersignature

Kittitas Title and Escrow 208 W Ninth, Ste. 6 Ellensburg, WA 98926

ederick H. Eppinger President and CEO

> David Hisey Secretary

Guarantee Serial No.

G-G-6329-000013994

Kittitas County CDS

In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

File No.: 639029AM WA Subdivision Guarantee

#### SCHEDULE A

Prepared by: Dallas Thornton

Guarantee No.: G-G-6329-000013994

Order Number: 639029AM

Effective Date: June 4, 2024

Premium: \$300.00 Sales Tax: \$24.30

#### OWNERS:

#### LEGAL DESCRIPTION:

The West Half of the Southeast Quarter of Section 3, Township 19 North, Range 15 East, W.M., Kittitas County, State of Washington,

EXCEPT the West Half of the West Half of the West Half of said Southeast Quarter;

EXCEPT the East Half of the East Half of the West Half of said Southeast Quarter;

EXCEPT the right of way of the Kittitas Reclamation District Irrigation Canal as conveyed to said District by Guardians Deed recorded December 6, 1946, under Auditor's File No. 84412, EXCEPT that portion of said premises lying within a tract of land within the Northwest Quarter of the Southeast Quarter of Section 3, Township 19 North, Range 15 East, W.M., being all of that portion on the Northerly or left hand side (looking downstream) of the right of way of the main canal of the Kittitas Reclamation District, as described below:

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 3, which point is South 89°36' West, 1313.0 feet from the East Quarter corner of Section 3, thence South 1°06' West, 321.0 feet, thence North 50°45' West, 505.0 feet, thence North 89°36' East, 398.0 feet to the point of beginning, EXCEPT right of way of Mohar Road.

#### SUBJECT TO:

 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: <a href="http://taxsifter.co.kittitas.wa.usor">http://taxsifter.co.kittitas.wa.usor</a> call their office at (509) 962-7535.

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$1,368.23

Tax ID #: 19296

Taxing Entity: Kittitas County Treasurer

First Installment: \$689.12

First Installment Status: Delinquent

First Installment Due/Paid Date: April 30, 2024

Second Installment: \$679.11 Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024 Tax Type: County

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#### **WA Subdivision Guarantee**

Total Annual Tax: \$4,311.57

Tax ID #: 205534

Taxing Entity: Kittitas County Treasurer

First Installment: \$2,160.79

First Installment Status: Delinquent

First Installment Due/Paid Date: April 30, 2024

Second Installment: \$2,150.78 Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$61.95

Tax ID #: 14362

Taxing Entity: Kittitas County Treasurer

First Installment: \$35.98

First Installment Status: Delinquent

First Installment Due/Paid Date: April 30, 2024

Second Installment: \$25.97 Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2024

Levy Code: 43

Land use/DOR code: 83, 88 Land Value: \$101,400.00 Improvements: \$239,490.00

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

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.

- 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. <u>208267</u>, no search having been made therefore. To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
- 6. Reservation of Oil, gas, minerals, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.

Recorded: December 18, 1899

Book: 1, Page 429

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.

7. 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: United States of America

Recorded: June 27, 1944

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#### **WA Subdivision Guarantee**

Instrument No.: 162327

For: Electric transmission and/or distribution, and all other stated purposes.

The legal description contained in said easement is not sufficient to determine its exact location.

8. 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: Pacific Telephone and Telegraph Company

Recorded: May 18, 1948 Instrument No.: 201214

For: communication system, necessary appurtenances and all other stated purposes

The legal description contained in said easement is not sufficient to determine its exact location.

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: John E. Rothlisberger

Recorded: June 23, 1967 Instrument No.: 339564

For: roadway, and all other stated purposes

The legal description contained in said easement is not sufficient to determine its exact location.

- EASEMENT FOR IRRIGATION DITCH AND RIGHTS TO USE SPRING and the terms and conditions thereof across said premises granted by judgments entered in the Superior Court of Kittitas County under cause numbers 7173 and 8074, dated June 18, 1925 and August 27, 1930, respectively, disclosed by instrument recorded under Auditor's file number 581822.
- 11. DECLARATION OF COVENANTS and the terms and conditions thereof as recorded under Auditor's File No. 200105140003.
- 12. DECLARATION OF COVENANTS and the terms and conditions thereof as recorded under Auditor's File No. 200106110063.
- 13. Unrecorded Joint Venture Agreement, and the terms and conditions thereof, entered into by and between Deborah Jo Valentine and John Forrest Barker, dated July 27, 2010 and provided on November 15, 2010.
- Any right, title and interest of Deborah Jo Valentine as disclosed by unrecorded Joint Venture Agreement and Quit Claim Deed recorded October 29, 2015 under Auditor's File No. 201510290010.
- 15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$50,000.00

Trustor/Grantor: John F. Barker, a single man

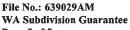
Trustee: UPF Services, LLC Beneficiary: Banner Bank Dated: February 2, 2017 Recorded: February 6, 2017 Instrument No.: 201702060020



#### **WA Subdivision Guarantee**

Order Number: 639029AM Guarantee No.: G-G-6329-000013994

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.



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## Kittitas County COMPAS Map



Date: 6/11/2024

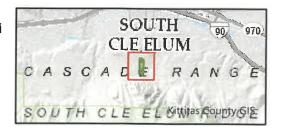
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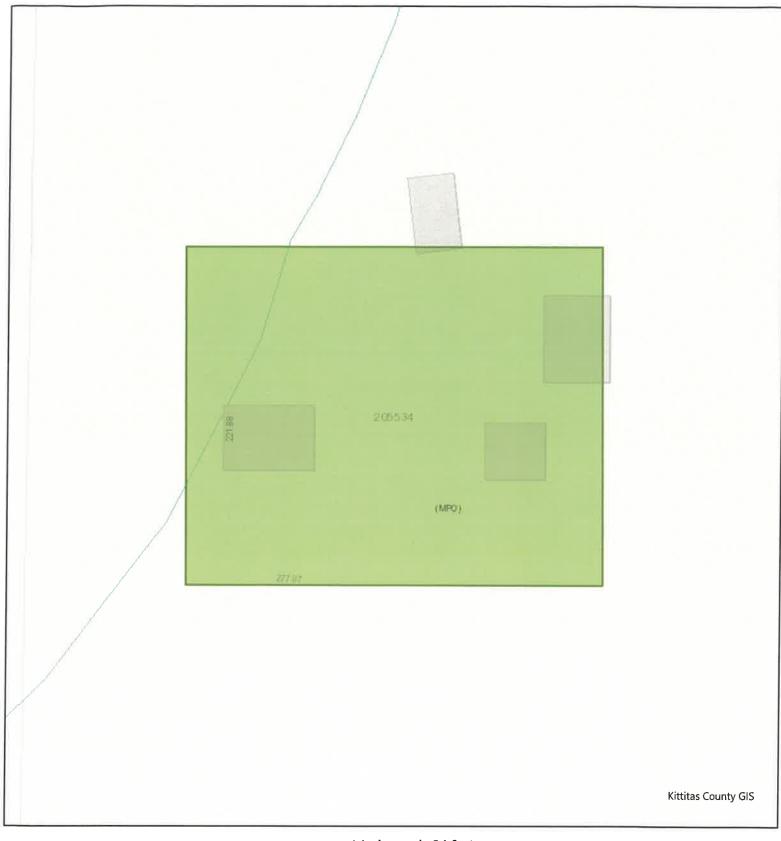
1 inch equals 752 feet

0 0.05 0.1 0.19 mi





# Kittitas County COMPAS Map



Date: 6/11/2024

Disclaimer:

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1 inch equals 94 feet

0 0.010.01 0.02 mi





