

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474151

3rd Updated GUARANTEE

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

Dated: July 21, 2025

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509) 925-1477

Kami Sinclair

Authorized Signer

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-48474151

CHICAGO TITLE INSURANCE COMPANY



By:

(Signed) [Signature]

President

ATTEST

[Signature]

Secretary

RECEIVED
JUL 24 2025

Kittitas County CDS

2nd UPDATED SUBDIVISION GUARANTEE

Order No.: 629787AM
Guarantee No.: 72156-48474151
Dated: July 21, 2025

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

Your Reference: 1421 Hanson Rd., Ellensburg, WA 98926

Assured: Michael J. Fahlgren and Mary Eileen Fahlgren

The assurances referred to on the face page are:

That, according to those public records with, 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:

Michael J. Fahlgren and Mary Eileen Fahlgren, a married couple

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48474151

(SCHEDULE B)

Order No: 629787AM
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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. 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: \$6,669.58
Tax ID #: 178333
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,334.79
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$3,334.79
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

5. Communication assessment for the year 2025, which becomes delinquent after April 30, 2025, if not paid.
Amount: \$0.00 (Due)
Parcel No. : 178333

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.

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6. 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.
7. 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 West Side Irrigating Co., a corporation
Purpose: Canal
Recorded: August 8, 1913
Instrument No.: [35548](#)
Affects: A portion of said premises
8. Water Metering Agreement, including the terms and provisions thereof,
Recorded: April 4, 2025
Instrument No.: [202504040013](#)
Between: Michael & Mary Fahlgren
And: County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department
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: June 27, 2025
Instrument No.: [202506270055](#)
10. Two Party Shared Well Water Users Agreement, including the terms and provisions thereof,
Recorded: June 27, 2025
Instrument No.: [202506270056](#)

END OF EXCEPTIONS

Notes:

Note No. 1: 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.

Note No. 2: 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: Ptn of Section 5, Township 17 N, Range 18 E, W.M.

NOTE: 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).

END OF GUARANTEE

EXHIBIT 'A'

File No. 629787AM

That portion of Section 5, Township 17 North, Range 18 East, W.M., Kittitas County, Washington, which is bounded by a line described as follows:

Beginning 30 feet West of the East Quarter corner of said Section 5, and running thence South 05°23' East, along the West boundary of the County Road, 99.0 feet to the true point of beginning;
Thence South 05°23' East, 558.81 feet;
Thence North 87°52' West, 50.00 feet;
Thence North 55°45' West, 620 feet;
Thence North 40°50' West, 150.00 feet;
Thence North 20°35' West, 88.25 feet;
Thence North 89°09'16" East, 639.20 feet to the true point of beginning;

EXCEPT right of way of Hanson Road.

Fcd/sgan
10/30/24

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE			<u>1</u>				
*****	START				12375.61607	997188.43482	390
390	INV	S 89 18 17	E	639.20	12367.85881	997827.58800	385
385	INV	S 3 50 33	E	165.20	12203.02629	997838.65877	380
380	INV	S 85 30 11	W	509.90	12163.04770	997330.32884	379
379	INV	N 54 12 33	W	22.32	12176.10308	997312.22104	388
388	INV	N 39 17 33	W	150.00	12292.19167	997217.22926	389
389	INV	N 19 02 33	W	88.25	12375.61607	997188.43482	390
=====							
					12375.61607	997188.43482	390

NO CLOSURE ERROR Area = 112786.77 sq ft 2.58923 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE			<u>2</u>				
*****	START				12163.04770	997330.32884	379
379	INV	N 85 30 11	E	509.90	12203.02629	997838.65877	380
380	INV	S 3 50 33	E	393.61	11810.30495	997865.03539	386
386	INV	N 86 19 33	W	50.00	11813.50913	997815.13816	387
387	INV	N 54 12 33	W	597.68	12163.04770	997330.32884	379
=====							
					12163.04770	997330.32884	379

NO CLOSURE ERROR Area = 108287.05 sq ft 2.48593 ac

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Page: 1 of 1

\$303.50
Covenants FAHLGREN
Kittitas County Auditor



RETURN ORIGINAL DOCUMENT TO:

NAME (Print) Michael Fahlgren
MAILING ADDRESS 1421 Hanson Rd
Ellensburg, WA 98926

Declaration Of Covenant

I (we) the undersigned, owner(s) in a fee simple of the land described herein, hereby declare this covenant and place same on record.

I (we) the grantor(s) herein, Michael and Mary Eileen Fahlgren am (are) the owner(s) in fee of (an interest in) the following described real estate situated in Kittitas County, State of Washington; to wit:

Parcels 1 & 2 of Fahlgren short plat SP-24-00010

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) Heirs, successors and assigns will comply with the following: shall not be further

subdivided while designated for agricultural use by the Kittitas County Comprehensive plan.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS _____ hand _____ this June day of 27th, 20 25

Michael Fahlgren (Seal)
Mary Eileen Fahlgren (Seal)
Grantor (s)

State of Washington
County of Kittitas

I, the undersigned, a Notary Public in and for the above-named County and State, do hereby certify that on this 27th day of June, 20 25, personally appeared before me Michael and Mary Eileen Fahlgren to me known to be the individual described in and who executed the within instrument and acknowledge that he/she (they) signed and sealed the same as a free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

SIGNATURE) [Signature]

(NAME -
PRINTED)

Dale Shane Smith

Notary Public in and for the State of Washington residing at

Aug 3, 2026 Ellensburg, Kittitas County

My Commission Expires:

Aug 3, 2026

