

 First American Title™	Subdivision Guarantee
	ISSUED BY First American Title Insurance Company
Schedule A	GUARANTEE NUMBER 5003353-0009697e

Order No.: 1015876

Liability: \$1,000.00

Fee: \$350.00

Tax: \$30.10

Name of Assured: Eric M. Hubbard and Sheri D. Hubbard

Date of Guarantee: August 1, 2025

The assurances referred to on the face page hereof are:

1. Title is vested in:

Eric M. Hubbard and Sheri D. Hubbard, husband and wife



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Kittitas County CDS

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:

Kami Sinclair

Authorized Signatory

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Schedule B	GUARANTEE NUMBER 5003353-0009697e

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RECORD MATTERS

1. 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
2. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
3. 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: \$4,312.03

Tax ID #: 200533

Taxing Entity: Kittitas County Treasurer

First Installment: \$2,156.02

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2025

Second Installment: \$2,156.01

Second Installment Status: Paid

Second Installment Due/Paid Date: October 31, 2025

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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress
Recorded: March 10, 1978
Instrument No.: [420781](#)
Affects: Portion of said premises
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: July 7, 1992
Instrument No.: [550379](#)

7. 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: October 4, 1993
Instrument No.: [564007](#)
8. Agreement for Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1
And: Timberland Homes
Recorded: September 29, 1994
Instrument No.: [575494](#)
9. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$541,500.00
Trustor/Grantor: Eric M. Hubbard and Sheri D. Hubbard, husband and wife
Trustee: Stewart Title Guaranty
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Franklin First Financial Ltd.
Dated: April 28, 2017
Recorded: May 8, 2017
Instrument No.: [201705080024](#)
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: \$541,500.00
Trustor/Grantor: Eric M. Hubbard and Sheri D. Hubbard, husband and wife
Trustee: Senior official with the responsibility for single family mortgage insurance programs in the Department of Housing and Urban Development field office with jurisdiction over the property described below, or a designee of that official
Beneficiary: Secretary of Housing and Urban Development
Dated: April 28, 2017
Recorded: May 8, 2017
Instrument No.: [201705080025](#)

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Schedule C	GUARANTEE NUMBER 5003353-0009697e

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

See attached Exhibit 'A'