

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48087065

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 1, 2022

Issued by:

AmeriTitle, LLC
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477

Rick Osborne

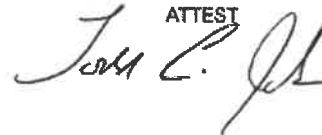
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST


Secretary

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

Subdivision Guarantee Policy Number: 72156-48087065

SUBDIVISION GUARANTEE

Order No.: 552606AM
Guarantee No.: 72156-48087065
Dated: July 1, 2022 at 7:30 A.M.

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

Assured: Yellowstone Trail Estates, LLC, a Wyoming Limited Liability Company

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:

TRACT A:

That portion of the Northeast Quarter of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, described as follows:

That portion of the North 100 feet of the South 220 feet of the Southeast Quarter of the Northeast Quarter lying Easterly of the Easterly right-of-way of Yellowstone Road (Sunset Highway) as widened by various quitclaim deeds recorded March 12, 1965.

TRACT B:

That portion of the South 120 feet of the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, lying East of the right-of-way of Sunset Highway, as same was located in 1946, and lying East of the Easterly right-of-way boundary of I-90.

EXCEPT a strip of land conveyed to County of Kittitas for road right of way, by deed recorded March 12, 1965, in Book 118 of Deeds, page 127, under Kittitas County Auditor's File No. [319490](#).

TRACT C:

That portion of the Southeast Quarter of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, lying East of the Easterly right-of-way line of SR-90 (I90).

Title to said real property is vested in:

Yellowstone Trail Estates, LLC, a Wyoming Limited Liability Company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48087065

(SCHEDULE B)

Order No: 552606AM
Policy No: 72156-48087065

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: 2022
Tax Type: County
Total Annual Tax: \$1,127.83
Tax ID #: 147835
Taxing Entity: Kittitas County Treasurer
First Installment: \$563.92
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$563.91
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract A

5. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,062.91
Tax ID #: 317835
Taxing Entity: Kittitas County Treasurer
First Installment: \$531.46
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$531.45
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract B
6. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$852.19
Tax ID #: 357935
Taxing Entity: Kittitas County Treasurer
First Installment: \$426.10
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$426.09
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract C
7. Liens, levies and assessments of the Snoqualmie Pass Utility District.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Northern Pacific Railway Company
Dated: June 5, 1946
[Book 73 of Deeds, Page 215](#)
As follows: "Subject to a 14 foot pole line right of way conveyed to Postal Telegraph Cable Company by deed dated December 22, 1923, and an easement in the public for any public roads heretofore laid out or established and now existing over and across any portion of said premises."
9. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed dated August 1, 1951, recorded September 18, 1951, in the office of the recording officer of Kittitas County, Washington, under Kittitas County Auditor's File No. [225159](#).
To: The State of Washington
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 State of Washington
Purpose: Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed
Recorded: May 14, 1973
Instrument No.: [382325](#)
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in Deed to Oil and Gas from Glacier Park Company, a Delaware corporation.
Recorded: December 6, 1990
Volume: 318, Page 582
Instrument No.: [535548](#)
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.

Subdivision Guarantee Policy Number: 72156-48087065

12. 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 Coal Creek, if it is navigable.
13. Any question of location, boundary or area related to the Coal Creek, including, but not limited to, any past or future changes in it.
14. 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.
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: \$1,000,000.00
Dated: December 22, 2021
Trustor/Grantor: Yellowstone Trail Estates, LLC, a Wyoming Limited Liability Company
Trustee: AmeriTitle, a corporation
Beneficiary: Gary Maughan and Carol Maughan, husband and wife
Recorded: December 27, 2021
Instrument No.: [202112270058](#)

END OF EXCEPTIONS

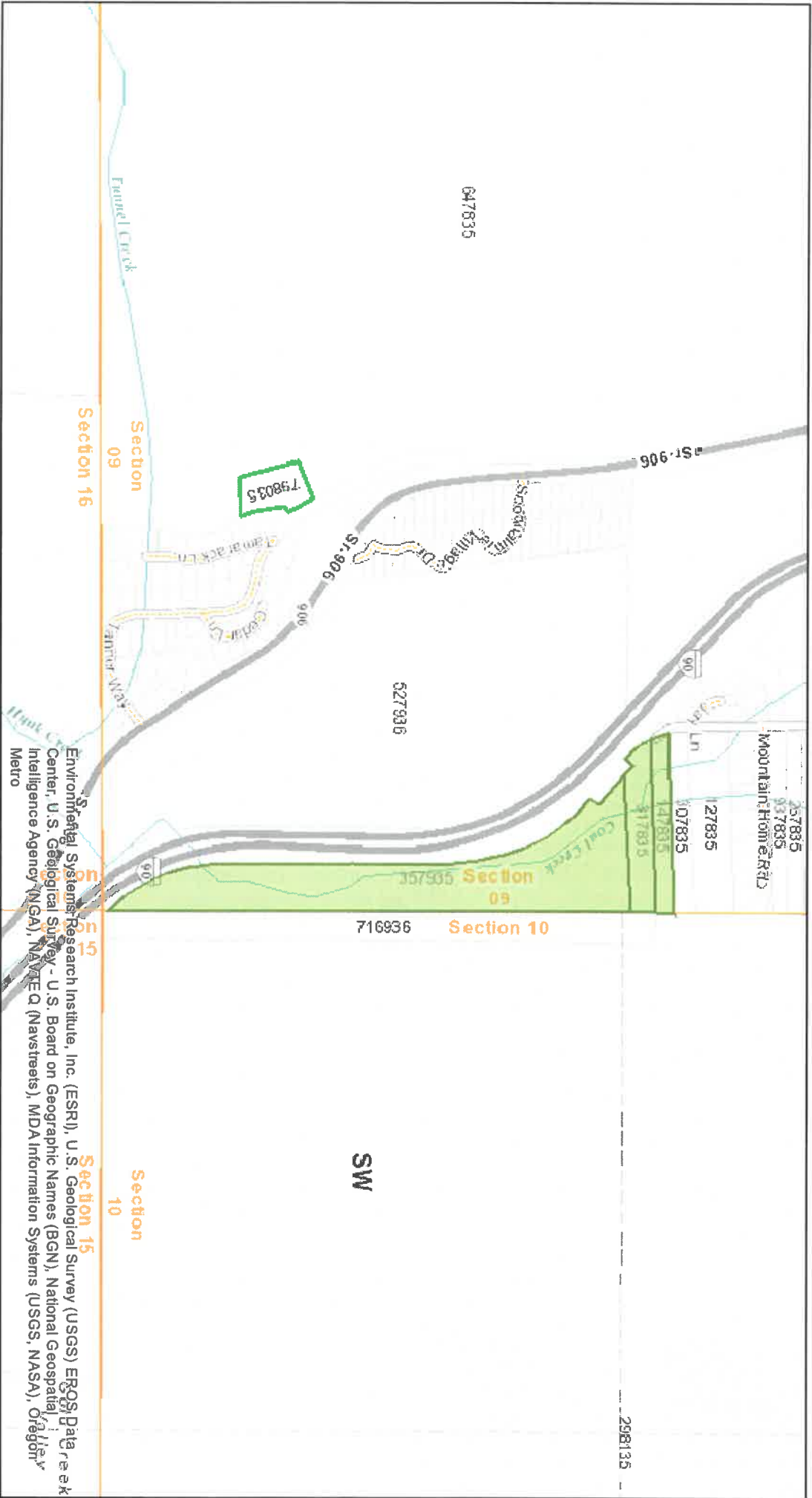
Notes:

- a. 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.
- b. 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: Ptns of the SE Quarter of the NE Quarter, in Section 9, Township 22 N, Range 11 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

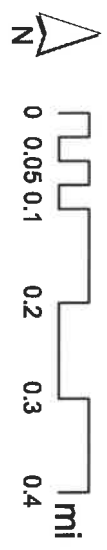
NKA Yellowstone Rd



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) ERGS Data, U.S. Census Bureau, U.S. Department of Agriculture, U.S. Environmental Protection Agency, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 11/8/2021

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.



1 inch = 1,074 feet

Relative Scale 1:12,891

