

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47863247**

## 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: April 8, 2022

Issued by:

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

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

President

ATTEST  
*[Signature]*

Secretary

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

Subdivision Guarantee Policy Number: 72156-47863247

## UPDATED SUBDIVISION GUARANTEE

Order No.: 522919AM  
Guarantee No.: 72156-47863247  
Dated: April 8, 2022

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Assured: Cruse & Associates

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:

Lots 1 and 2, of HAYBROOK No. 2 SHORT PLAT, Kittitas County Short Plat No. SP-94-26, as recorded June 20, 1995, in Book D of Short Plats, page 235, under Auditor's File No. 582460, records of Kittitas County, State of Washington; being a portion of Government Lot 3, in Section 30, Township 18 North, Range 19 East, W.M. and the East Half of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Stephen A. Willard, presumptively subject to the community interest of his wife, if married on or since May 7, 1992, date of acquiring an equitable interest

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 522919AM  
Policy No: 72156-47863247

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. 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
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. 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: \$75.32  
Tax ID #: 10595  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$37.66  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$37.66  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022  
Affects: Lot 1

Subdivision Guarantee Policy Number: 72156-47863247

7. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$53.58  
Tax ID #: 10596  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$26.79  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$26.79  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022  
Affects: Lot 2

8. 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.

9. 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.

10. Right of way to convey water and the right to connect the said ditch with Wilson Creek at any point North of "Sanders Mill Pond" at any time by means of a pipe to be used by said corporation for fire purposes only and for the use of the college of the First Presbyterian Church of Ellensburg and the grounds thereof donated to the Trustees of said church as granted to the Capitol Hill Water Works Company, a corporation, by deed dated February 1, 1889, and recorded in Book J of Deeds, page 451.

(Affects said premises and other land)

11. A right of way and easement for the purpose of constructing and maintaining water conduits, flumes and mains, together with any and all appliances or apparatus necessary or convenient to operate the same, heretofore conveyed to the Ellensburg Water Supply Company by deed dated December 29, 1892, and recorded in Book P of Deeds, page 535, and as further conveyed to the Ellensburg Gas & Water Company, a corporation (successor in interest to the Ellensburg Water Supply Company), by deed dated May 29, 1933, and recorded in Book 54 of Deeds, page 42.

(Affects said premises and other land)

12. The right to construct, install, operate, renew and forever maintain a pipeline for the conveyance of water across the above and other lands, together with a right of way 20 feet in width for the purposes of a road, as contained in agreement dated June 6, 1911, and recorded in Book 23 of Deeds, page 217, granting said rights of way and other privileges to the Ellensburg Water Supply Company, a corporation.

Said pipeline right-of-way was further conveyed to the City of Ellensburg, a municipal corporation, by deed dated May 29, 1933, recorded May 31, 1933 in Book 54 of Deeds, page 35, under Auditor's File No. 112624.

(Affects said premises and other land)

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Power & Light Company, a corporation  
Purpose: An electric transmission and distribution line  
Dated: February 22, 1928  
Book 46 of Deeds, Page 440  
Affects: A portion of said premises
- "The grantors, their heirs or assigns, covenant and agree that they will not do blasting or discharge any explosives within a distance of 300 feet of said lands without giving reasonable notice in writing to the grantee, its successors or assigns, of intention so to do."
14. Agreement and the terms and conditions contained therein  
Between: Kittitas Reclamation District  
And: Mary E. May, individually and as the Executrix of the Estate of James C. Hay, deceased  
Recorded: December 6, 1956  
Instrument No.: 261269
15. Agreement and the terms and conditions contained therein  
Between: Stephen A. Willard, a single man  
And: Ruby Williard, a married woman  
Purpose: Declaration of Easements  
Recorded: June 20, 1995  
Instrument No.: 582459
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Haybrook No. 2 Short Plat, SP-94-26  
Recorded: June 20, 1995  
Book: D of Short Plats Page: 235 and 236  
Instrument No.: 582460  
Matters shown:  
a) Easements thereon  
b) Dedication thereon  
c) Notes thereon
17. Effect, if any, of a Statutory Warranty Deed,  
From: Steve Willard, married man, as his separate estate  
To: Haybrook Land Holding, LLC, Steve Willard, Sole Member  
Recorded: December 29, 2005  
Instrument No.: 200512290025
- The interest of said grantor's spouse must be addressed in order to vest through said deed.
18. Any right, title and interest, if any, of Haybrook Land Holding, LLC,  
As disclosed by: Statutory Warranty Deed  
Recorded: December 29, 2005  
Instrument No.: 200512290025
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 20, 2013  
Book: 39 of Surveys Page: 9  
Instrument No.: 201312200041  
Matters shown:  
a) Fencelines in relation to boundaries

**END OF EXCEPTIONS**

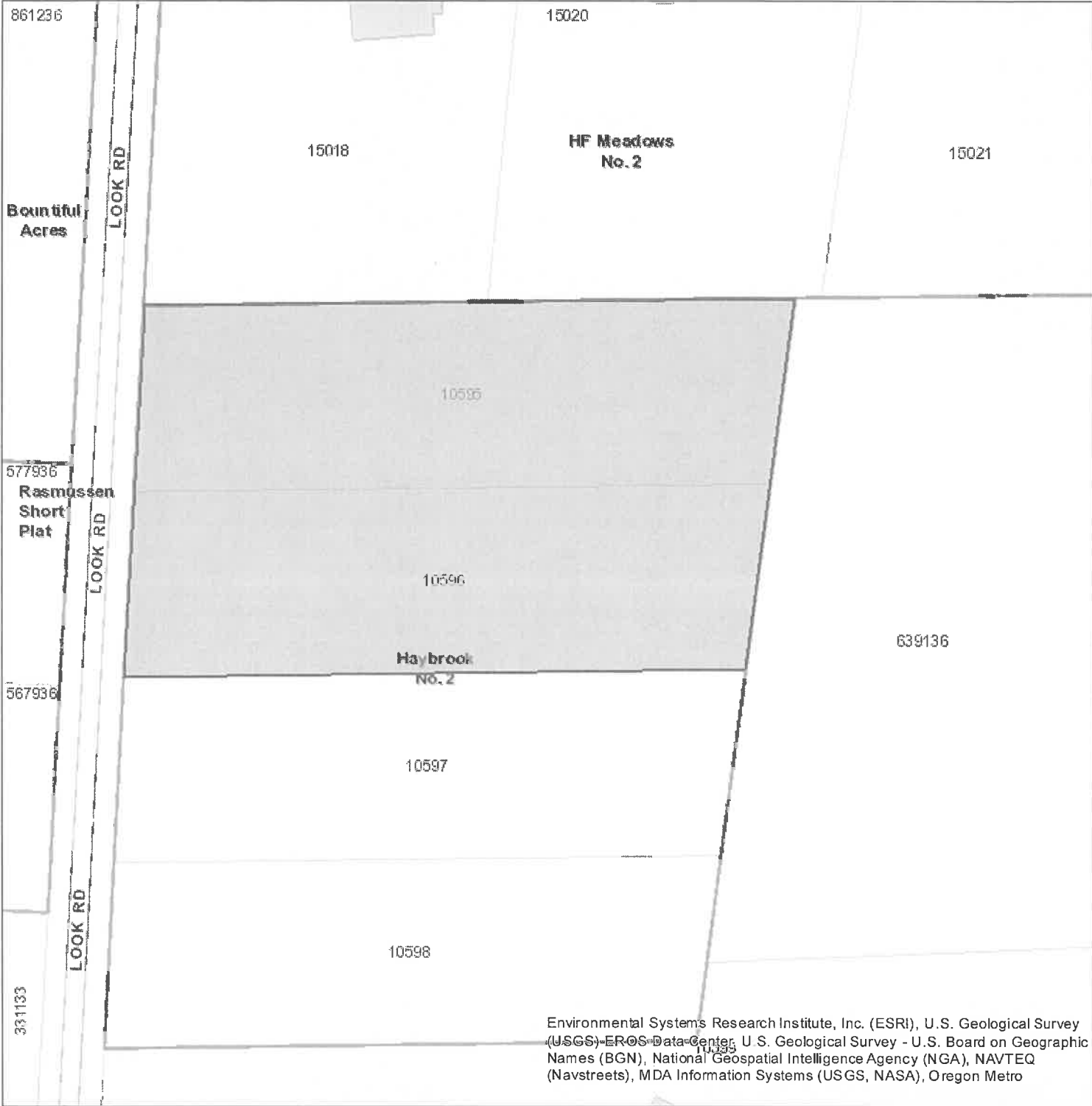
**Notes:**

- 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: Lots 3 and 4, HAYBROOK No. 2 SHORT PLAT, Book D of Short Plats, page 235, ptn of Govt Lot 3, Section 30, Township 18 N, Range 19 E, W.M. and the E Half of Section 25, Township 18 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**

# Parcels 10595 and 10596



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS)-EROS Data Center, 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: 2/1/2022

1 inch = 188 feet  
Relative Scale 1:2,257

**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.



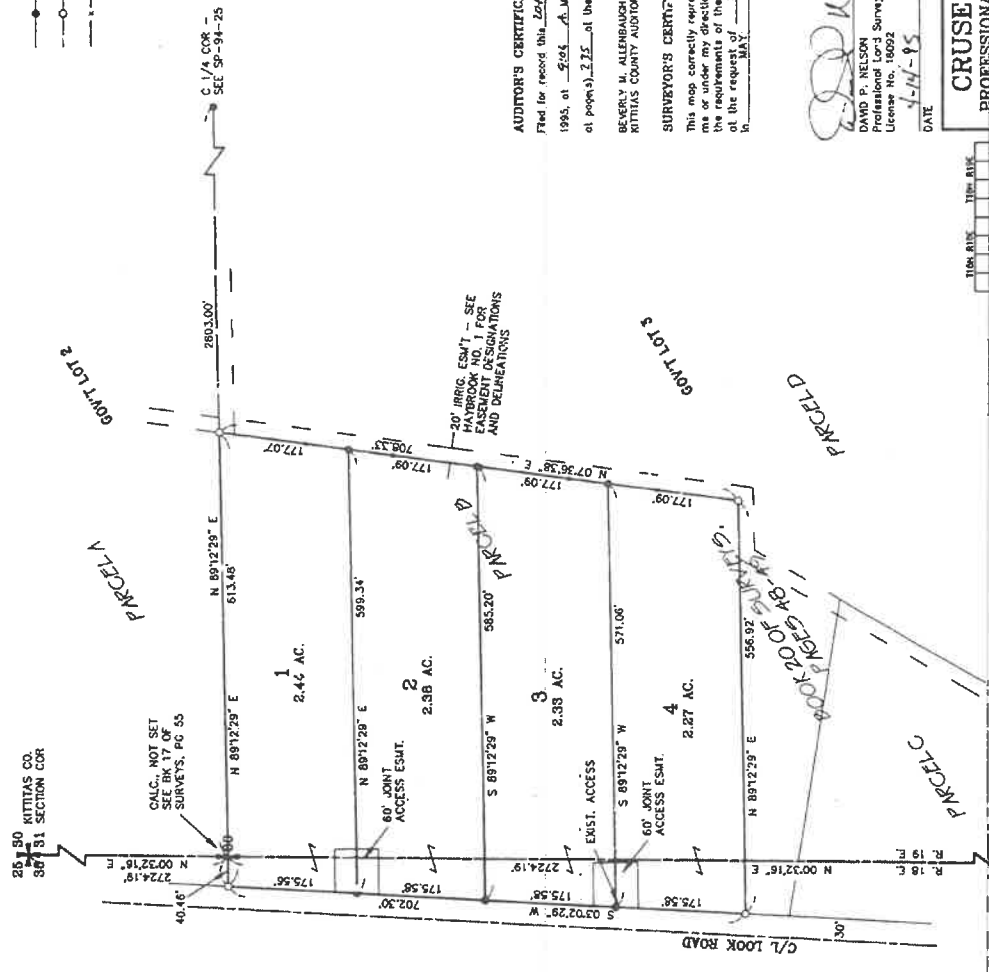
Vol. D P 9. 235

RECEIVING NO. 58 234 0  
 SP-94-28  
 1 inch = 100 ft.



- LEGEND**
- SET PIN & CAP
  - - - FOUND PIN & CAP
  - - - FENCE

**HAYBROOK NO. 2**  
**PART OF GOVT LOT 3, SECTION 30, T. 18 N., R. 19 E., W.M.**  
**AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**



20' IRREG. ESM'T - SEE HAYBROOK NO. 1 FOR EASEMENT ASSOCIATIONS AND DELINEATIONS

**AUDITOR'S CERTIFICATE**  
 Filed for record this 25th day of JULY 1994, at 9:25 A.M. in Book # of Short Plat (at pages) 235 of the request of Cruse & Nelson  
 BEVERLY M. ALLENBAUGH by *[Signature]*  
 KITTITAS COUNTY AUDITOR

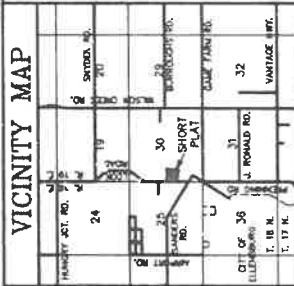
**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of WASHINGTON, MAY 1954.



*[Signature]*  
 DAVID P. NELSON  
 Professional Land Surveyor  
 License No. 16892  
 DATE 4-11-95

**CRUSE & NELSON**  
 PROFESSIONAL-LAND-SURVEYORS  
 P.O. Box 939  
 Ellensburg, WA 98926 (609) 920-4747  
 HAYBROOK NO. 2 SHORT PLAT

TOWN	RANGE	TIER	DATE
25	X	X	30
25	X	X	30



**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 11th DAY OF JULY 1995.  
*[Signature]*  
 A.S. 1995

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. INTERESTED PARTIES ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS 11th DAY OF JULY A.D. 1995  
*[Signature]*  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE HAYBROOK NO. 2 SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 11th DAY OF JULY A.D. 1995  
*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR

STATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR ARE CORRECT AND ACCORDING TO THE RECORDS OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 11th DAY OF JULY A.D. 1995  
*[Signature]*  
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: STEVE WILLARD  
 ADDRESS: 2000 124TH AVE NE SUITE 100  
 BELLEVUE, WA 98008  
 PHONE: (206) 883-7800  
 EXISTING ZONE: SUBURBAN  
 ZONING DISTRICT: SEPTIC TANKS  
 SOIL SYSTEM: SEPTIC TANKS  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT-PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 100'

SUBMITTED ON \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE \_\_\_\_\_  
 RETURNED FOR CAUSE ON \_\_\_\_\_

SHEET 1 OF 2  
 25' x 36' FOUND  
 36' x 31' ENC. MON.



Vol. D Pg. 236

RECEIVING NO. 582460

SP-94-28

# HAYBROOK NO. 2 PART OF GOV'T LOT 3, SECTION 30, T. 18 N., R. 19 E., W.M. AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M. KITKITAS COUNTY, WASHINGTON

### TOTAL PARCEL DESCRIPTION

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1984 IN BOOK 20 OF SURVEYS AT PAGES 48-49, UNDER AUDITOR'S FILE NO. 571289, RECORDS OF KITKITAS COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, AND A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN KITKITAS COUNTY, WASHINGTON.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN A. WILLARD, WHO ALSO APPEARS OF RECORD AS STEVEN A. WILLARD, A SINGLE MAN, OF THE COUNTY OF KITKITAS, WASHINGTON, DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS PUBLIC PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREIN WHICH SHALL BE MAINTAINED BY THE KITKITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 14th DAY OF April, A.D. 1995.

*Stephen A. Willard*  
STEPHEN A. WILLARD

### ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KITKITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF April, A.D. 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN A. WILLARD, TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

BRUCE L. CRUSE  
NOTARY PUBLIC  
By Commission Expires 2/1/96

*Bruce L. Cruse*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 2/1/96

### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADMITTING ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT TO FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 20 OF SURVEYS, PAGES 48-49. FOR SECTION CORNER DOCUMENTATION SEE BOOK 17 OF SURVEYS, PAGE 55. CORNERS LAST VISITED MAY 1994.
4. THE BASIS OF BEARINGS SHOWN HEREON IS ASSIGNED.
5. BY KITKITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. THIS SHORT PLAT IS IN THE PROXIMITY OF BOMERS FIELD AIRPORT AND SOUTHEAST FLIGHT APPROACH. WITH THE POTENTIAL FOR AIRCRAFT-RELATED ACTIVITIES AND NOISE, AND FEDERAL AVIATION ADMINISTRATION RESTRICTIONS RELATED TO PROPERTY USE AND BUILDING RESTRICTIONS.
7. ACCESS FOR LOTS 1 AND 2 TO LOCK ROAD WILL BE LIMITED TO A SINGLE JOINT ACCESS DRIVEWAY. ACCESS FOR LOTS 3 AND 4 TO LOCK ROAD WILL BE LIMITED TO THE EXISTING DRIVEWAY (JOINT ACCESS) AS SHOWN ON SHEET 1. JOINT-USE DRIVEWAYS SHALL BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
8. CONSTRUCTION OF ACCESS IMPROVEMENTS IN ACCORDANCE WITH DEPT. OF PUBLIC WORKS REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR LOTS 1 THROUGH 4.
9. FOR IRRIGATION EASEMENT DETAILS SEE KITKITAS COUNTY SHORT PLAT NO. 84-25 (HAYBROOK NO. 1), AND THE DOCUMENT RECORDED UNDER APN 582460, RECORDS OF KITKITAS COUNTY, WASHINGTON.

*IN NO TIME SHALL THE TOWNSHIP BOUNDARY BE USED AS THE BASIS FOR FUTURE EXEMPT DIVISIONS OF ANY PREPARED PARCELS, REGARDLESS OF ASSIGNED THE PARCEL NUMBERS.*

### TUTOR'S CERTIFICATE

Filed for record this 15th day of June 1995, at 2:06 P.M., in Book D of Short Plats of page(s) 222 of the request of Cruse & Nelson, KITKITAS COUNTY AUDITOR.



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 925-4747  
P.O. Box 859  
(509) 925-4747

HAYBROOK NO. 2 SHORT PLAT