

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-O-0000-131499328

Fee: \$300.00

Order No.: 587750AM

Tax: \$25.20

Dated: April 10, 2023

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:

Tammy Shuey

Authorized Countersignature

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



Frederick H. Eppinger

Frederick H. Eppinger
President and CEO

David Hisey

David Hisey
Secretary

Guarantee Serial No.	G-O-0000-131499328
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In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

SCHEDULE A

Order Number: 587750AM

Prepared by: Tammy Shuey
Guarantee No.: G-O-0000-131499328

Effective Date: 4/14/2023 at 8:00 a.m. April 10,
2023
Premium: \$300.00
Sales Tax: \$25.20

OWNERS: Mark L Mills and Amy Mills, husband and wife Mark L Mills and Amy Mills,

LEGAL DESCRIPTION:

Lot 5A, MILLS SHORT PLAT, SP-18-00002, Recorded September 14, 2018, in Book L of Short Plats, Page(s) 160 through 162, under Auditor's File No. 201809140040, Records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 20, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington.

SUBJECT TO:

1. 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: 2023
Tax Type: County
Total Annual Tax: \$6,785.31
Tax ID #: 960738
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,392.66
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment: \$3,392.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023
Levy Code: 22
Land use/DOR code: 11
Land Value: \$180,720.00
Improvements: \$520,210.00

2. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Levi Farnsworth, James Dysart and John A. Shoudy
Purpose: Right of way to run a sufficient quantity of water to drive a water wheel and all other stated purposes
Recorded: November 11, 1882
[Book A, Page 40](#)
3. A Survey of Record, including the terms and provisions thereof,
Recorded: May 16, 2002
Instrument No.: [200205160029](#)

WA Subdivision Guarantee

4. Easements, reservations, notes and/or dedications as shown on the official Mill Short Plat, SP-18-00002, recorded in Volume L of Short Plats, Pages 160-162, under Kittitas County Auditor's File No. [201809140040](#).
5. 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: September 5, 2003
Instrument No.: [200309050067](#)
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: February 9, 2004
Instrument No.: [200402090077](#)
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: Mark L Mills and Amy J Mills, husband and wife
Purpose: Ingress and Egress and all other stated purposes
Recorded: September 22, 2005
Instrument No.: [200509220004](#)
Affects: a portion of said premises and other lands

WA Subdivision Guarantee

Order Number: 587750AM

Guarantee No.: G-O-0000-131499328

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.



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: O-0000131499328

Fee: \$ 300.00

Order No.: 587750AM

Dated: April 10, 2023

Stewart Title Guaranty Company (the "Company"), guarantees Mark Mills and Amy Mills 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.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

Kittitas Title and Escrow
Company Name

208 W Ninth, Ste. 6
Ellensburg, WA 98926
City, State



Frederick H. Eppinger
President and CEO

David Hisey
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