

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-O-0000-882215678

Fee: \$300.00

Order No.: 573252AM

Tax: \$25.20

Dated: December 13, 2022

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:

Arianna Walker

Authorized Countersignature

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



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

Guarantee Serial No.	G-O-0000-882215678
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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: 573252AM

Prepared by: Arianna Walker
Guarantee No.: G-O-0000-882215678

Effective Date: December 12, 2022
Premium: \$300.00
Sales Tax: \$25.20

OWNERS: Jeffrey A. Bainter, a single person

LEGAL DESCRIPTION:

Lots 2 and 3 of LLOYD SHORT PLAT, Kittitas County Short Plat No. 03-49, as recorded June 23, 2004, in Book G of Short Plats, pages 167 and 168, under Auditor's File No. 200406230003, records of Kittitas County, State of Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

AND

Lot 2 of that certain survey as recorded May 10, 2002 in Book 27 of Surveys at page 157, under Auditor's File No. 200205200053, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 32, Township 20 North, Range 16 East, W.M., in the County of 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: 2020
Tax Type: County
Total Annual Tax: \$947.09
Tax ID #: 19648
Taxing Entity: Kittitas County Treasurer
First Installment: \$473.55
First Installment Status: Paid
First Installment Due/Paid Date: May 5, 2022
Second Installment: \$473.54
Second Installment Status: Paid
Second Installment Due/Paid Date: November 4, 2022

Tax Year: 2022
Tax Type: County
Total Annual Tax: \$924.92
Tax ID #: 19649
Taxing Entity: Kittitas County Treasurer
First Installment: \$462.46
First Installment Status: Paid
First Installment Due/Paid Date: May 5, 2022

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Second Installment: \$462.46
Second Installment Status: Paid
Second Installment Due/Paid Date: November 4, 2022

Tax Year: 2022
Tax Type: County
Total Annual Tax: \$2,063.60
Tax ID #: 035135
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,031.80
First Installment Status: Paid
First Installment Due/Paid Date: May 5, 2022
Second Installment: \$1,031.80
Second Installment Status: Paid
Second Installment Due/Paid Date: November 4, 2022
Levy Code: 43
Land use/DOR code: 91
Land Value: \$361,500.00
Improvements: \$170,500.00

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: M.C. Ballari
Purpose: Irrigation ditch
Recorded: April 18, 1927
Instrument No.: 85701
Affects: Refer to the record of said instrument for full particulars.
3. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mathew L. and Grace C. Reichert, husband and wife and Harry O. and Rose M. Covey, husband and wife
Recorded: July 26, 1976
Instrument No.: 406437
Affects: Refer to the record of said instrument for full particulars.
4. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mathew L. and Grace C. Reichert, husband and wife, their heirs, executors, administrators, agents or assigns
Purpose: Ingress, egress and utilities
Recorded: November 4, 1977
Instrument No.: 417893
Affects: Refer to the record of said instrument for full particulars.

Said instrument is a re-record of Auditor's File No. 415555.

5. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert L. Bailey and Albert D. Burnett, Jr.
Purpose: Ingress and egress
Recorded: June 4, 2004
Instrument No.: 200406040054
Affects: Refer to said instrument for the exact location
6. Agreement and the terms and conditions contained therein
Between: Present and future owners
Purpose: Younger Ditch
Recorded: February 5, 1912
Instrument No.: 31584

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7. Well Sharing Agreement and the terms and conditions contained therein
Between: Albert D. Burnett Jr., an unmarried individual
And: Jeffrey A. Bainter, an unmarried individual
Recorded: March 20, 2015
Instrument No.: 201503200002
8. CONVEYANCE OF MINERALS, including the terms and conditions thereof:
Conveyed by: Herbert Bostock
Conveyed to: Mary Morrison, her heirs and assigns
Recorded: March 19, 1935
Instrument No.: 120147

Note: No examination has been made as to the current ownership of said mineral estate.

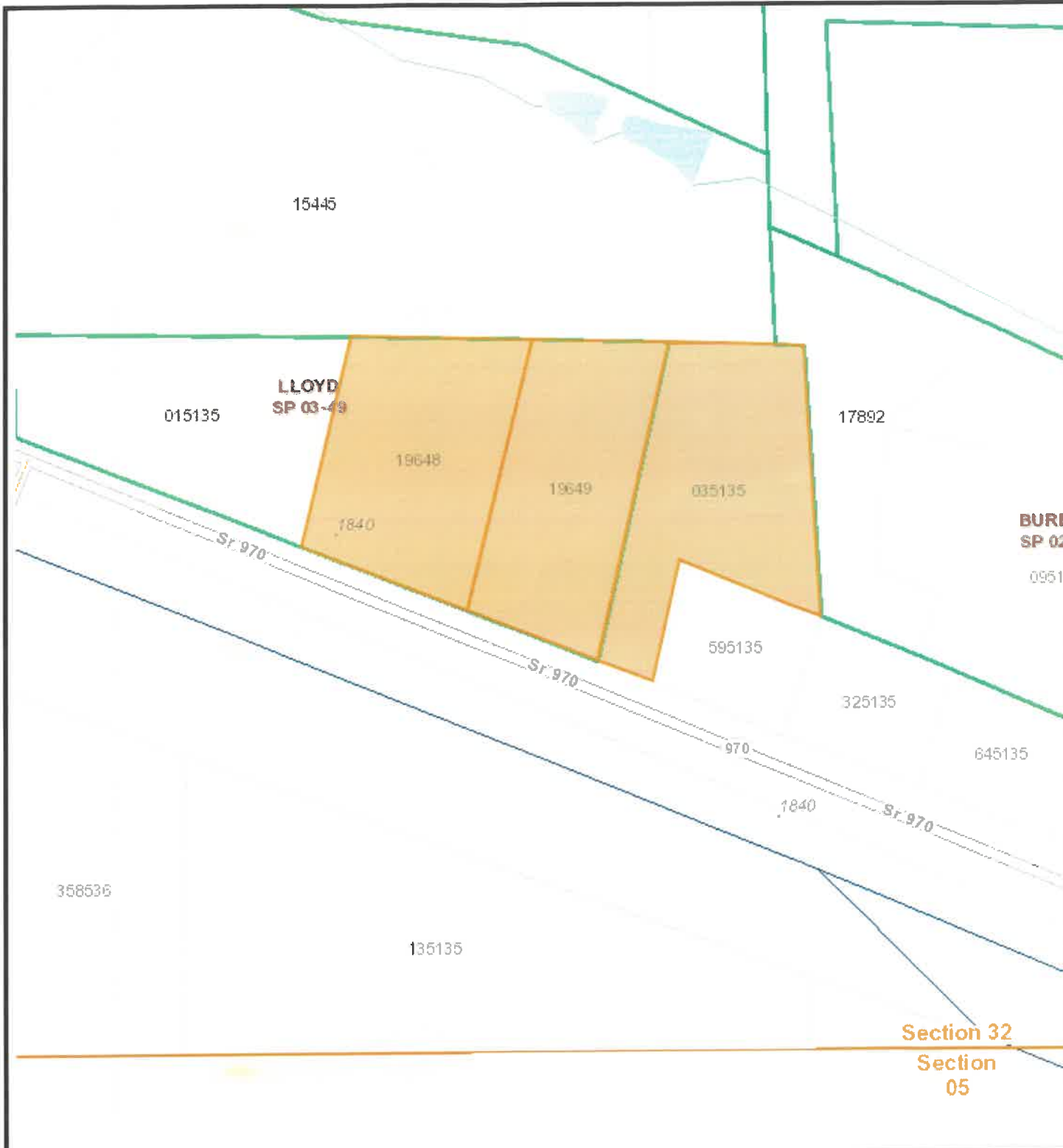
9. Easements, reservations, restrictions, notes and/or dedications as shown on the official short plat of LLOYD SHORT PLAT SP-03-49, recorded in Book G of Short Plats, Page(s) 167 and 168, under Auditor's File No. 200406230003, records of Kittitas County, State of Washington.
10. A Record of Survey, including the terms and provisions thereof,
Recorded: May 10, 2002
Instrument No.: 200205100053
Book: 27 of Surveys, Page(s): 157
11. Declaration of Covenant (Onsite Septic System), including the terms and provisions thereof,
Recorded: August 20, 2013
Instrument No.: 201308200009
12. Groundwater Mitigation Certificate, including the terms and provisions thereof,
Recorded: August 20, 2013
Instrument No.: 201308200010
13. Groundwater Mitigation Certificate, including the terms and provisions thereof,
Recorded: August 20, 2013
Instrument No.: 201308200011

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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.



**3851 SR 970
Ellensburg, WA 98926**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF