

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47152004**

## 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: June 23, 2020


Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

  
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

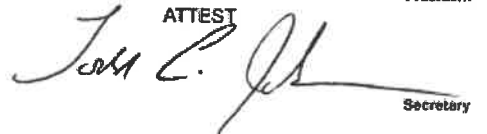


By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47152004

# SUBDIVISION GUARANTEE

Order No.: 384674AM  
Guarantee No.: 72156-47152004  
Dated: June 23, 2020

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

Your Reference:

Assured: Matt Veeder

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:

Lot H-3, of WEST SIDE HEIGHTS NO. 8 SHORT PLAT, Kittitas County Short Plat No. SP-94-24, as recorded November 29, 1994, in Book D of Short Plats, pages 188 and 189, under Auditor's File No. 577310, records of Kittitas County, State of Washington; being a portion of Section 5, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Matt Veeder, a married man as his separate estate

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 384674AM  
Policy No: 72156-47152004

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: 2020  
Tax Type: County  
Total Annual Tax: \$3,355.10  
Tax ID #: 10153  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,677.55  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$1,677.55  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020

7. 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.

8. Liens, levies and assessments as imposed by terms and conditions of agreement set forth in Water User's Declaration recorded November 30, 1994, in Volume 361, page 464, under Auditor's File No. 577412
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: An easement in the public for any public road, or roads, if heretofore laid out or established and now existing  
Recorded: January 30, 1905  
Instrument No.: 12385  
Book 12 of Deeds, Page 1  
Affects: Said premises and other land
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: Pacific Northwest Bell Telephone Company, successor to the rights of Pacific Telephone and Telegraph Company, a Washington corporation, its successors and assigns  
Purpose: Buried telephone and telegraph line  
Recorded: February 7, 1986  
Instrument No.: 493390  
Volume 240, Page 951  
Affects: A portion of said premises
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).  
Recorded: June 30, 1989  
Volume: 291, Page 771  
Instrument No.: 521473  
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.
12. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.), as Grantor, Plum Creek Timber Company, L.P., as Grantee, Meridian Minerals Company, a Montana corporation, as Reserved Mineral Owner, and Meridian Oil Inc., a Delaware corporation, as Reserved Oil and Gas Owner  
Recorded: May 31, 1991  
Volume 322, Page 629  
Instrument No.: 539737

13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed on the face of WEST SIDE HEIGHTS NO. 8 Short Plat 94-24 ,  
Recorded: November 29, 1994  
Book: D of Short Plats, Pages: 188 and 189  
Instrument No.: 577310  
Matters shown:
  - a) Access Easement V
  - b) 20' easement
  - c.)100' well radius
  - d) Dedication contained thereon
  - e) Notes contained thereon
14. 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: November 30, 1994  
Instrument No.: 577401
15. Water Users Declaration, including the terms and provisions thereof,  
Executed by: Beaconsfield Associates, a Washington general partnership, by Barton H. Cleman, Managing Partner  
Recorded: November 30, 1994  
Instrument No.: 577412
16. 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 16, 1996  
Instrument No.: 199610160001
17. 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 16, 1996  
Instrument No.: 199610160002
18. Unrecorded well management and maintenance agreement, including the terms and provisions thereof,  
Recorded: October 16, 1996  
Instrument No.: 199610160001 and 199610160002
19. Kittitas County Public Health Department Water Metering Agreement, including the terms and provisions thereof,  
Recorded: August 22, 2019  
Instrument No.: 201908220055  
Between: Matthew P. Veeder  
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department

**END OF EXCEPTIONS**

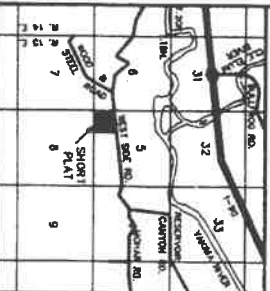
**Notes:**

- a. 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: Lot H-3, of WEST SIDE HEIGHTS NO. 8 SHORT PLAT, Book D of Short Plats, pgs 188 - 189, ptn Section 5, Township 19N, Range 15E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

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**

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 28th DAY OF  
 November, 1994

*[Signature]*  
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS  
 MAY ALLOW USE OF SEPTIC TANKS AS A TREATMENT  
 MEANS OF SEWAGE DISPOSAL, FOR SOME BUT NOT  
 ALL PLANNED LOTS WITHIN THIS SHORT  
 PLANNED UNIT DEVELOPMENT. THE UNDO  
 DEPARTMENT ABOUT RESIDUAL OF SEPTIC TANK  
 PROVISIONS FOR LOTS.

DATED THIS 29th DAY OF November, A.D. 1994  
*[Signature]*  
 HEALTH DEPARTMENT

CHIEF OF COUNTY PLANNING DEPARTMENT  
 I HEREBY CERTIFY THAT THE SEPTIC SYSTEMS NO. 8  
 SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE  
 THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF  
 THE KITITAS COUNTY PLANNING COMMISSION

DATED THIS 29th DAY OF November, A.D. 1994  
*[Signature]*  
 CHIEF OF COUNTY PLANNING DEPARTMENT

CHIEF OF KITITAS COUNTY TRAILERS  
 I HEREBY CERTIFY THAT THE TRAILER AND ASSOCIATED  
 ARE IN ACCORD WITH THE PROVISIONS, TERMS AND FOR THIS  
 PLAN AND THAT THE PLAN IS NOW TO BE FILED.  
 PARCEL NO. 991-0000-000 & 991-0000-014  
 DATED THIS 1st DAY OF November, A.D. 1994

*[Signature]*  
 CHIEF OF KITITAS COUNTY TRAILERS

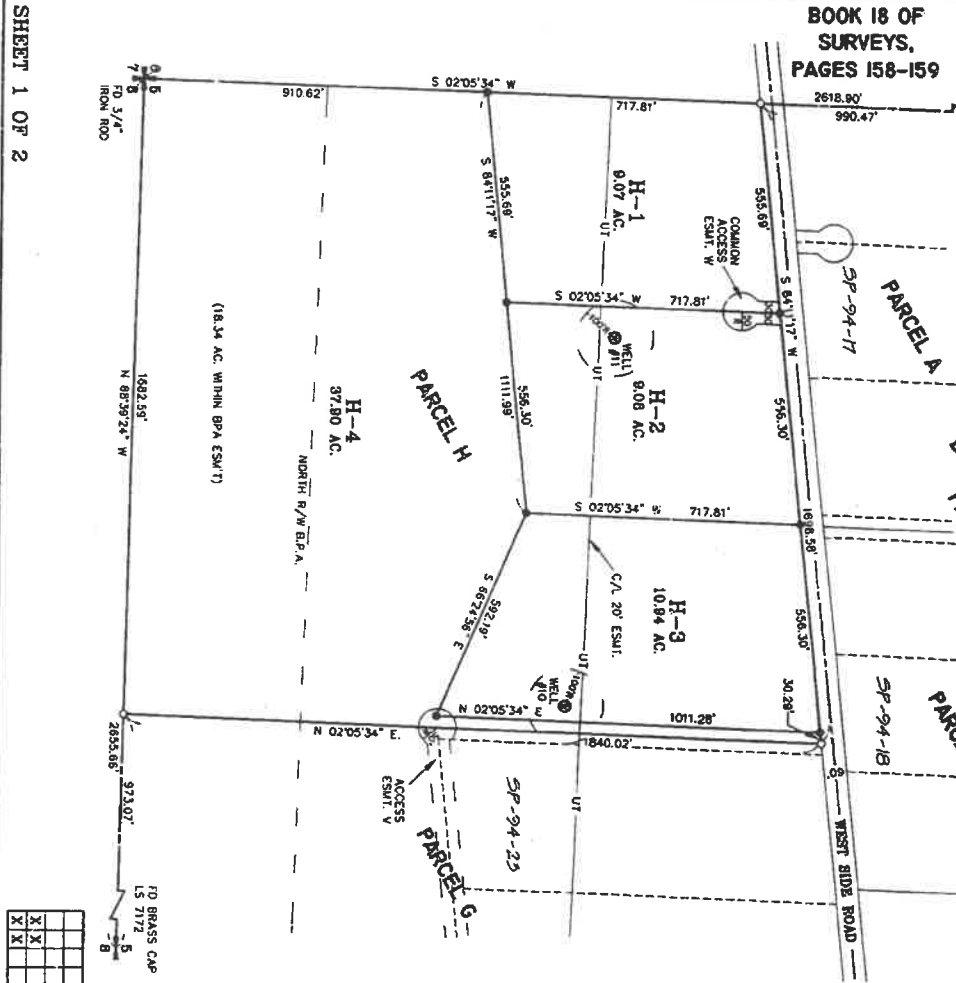
STATE AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: RECREATED ASSOCIATES  
 ADDRESS: RECREATED ASSOCIATES  
 WASHINGTON, VA 22091  
 PHONE: (703) 441-7135  
 COUNTY ROAD 87/4  
 NO. OF SHORT PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_  
 APPROVED FOR CLERK ON: \_\_\_\_\_

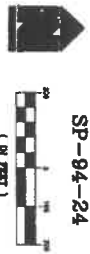
WEST SIDE HEIGHTS NO. 8  
 LOCATED IN SECTION 5, T. 19 N., R. 15 E., W.M.  
 KITITAS COUNTY, WASHINGTON

BOOK 18 OF  
 SURVEYS,  
 PAGES 158-159

BOOK 20 OF SURVEYS,  
 PAGES 38-39



SHEET 1 OF 2



RECEIVING NO. 77710  
 SP-94-24

LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- FENCE
- U/C TELEPHONE LINE
- - - EASEMENT

AUDITOR'S CERTIFICATE

Filed for record this 29th day of November  
 1994, at 1:32 P.M. in Book D of Short Plats  
 at request of *[Signature]* at the request of Cruse & Nelson

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 request of RECREATED ASSOCIATES  
 MAY 11, 1994

*[Signature]*  
 CHARLES A. CRUSE  
 PROFESSIONAL LAND SURVEYOR  
 License No. 18076

DATE 11/17/94



CRUSE & NELSON  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98928  
 P.O. Box 959  
 (509) 926-4747

WEST SIDE HEIGHTS NO. 8

**WEST SIDE HEIGHTS NO. 8  
LOCATED IN SECTION 5, T. 19 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON**

RECORDING NO. 577216  
SP-94-24

TOTAL PARCEL DESCRIPTION  
PART OF 1/4 OF PLAT CERTAIN SURVEY RECORDED MAY 11, 1994, IN BOOK 20 OF SURVEYS AT PAGES 38-39, UNDER AUDITOR'S RECORD NO. 19, RECORD NO. 19, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, WASHINGTON.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT BEACONSFIELD ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, OWNER IN FEE OF THE HEREIN DESCRIBED REAL PROPERTY DOES HEREBY DECLARE, SUBDUCE AND PLAT AS HEREBY DESCRIBED, THE HEREIN DESCRIBED REAL PROPERTY WHICH SHALL BE OPEN TO THE PUBLIC AS A PUBLIC HIGHWAY, AND SHALL BE OPEN TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATED.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS 22<sup>nd</sup> DAY OF February, A.D., 1994.

BEACONSFIELD ASSOCIATES  
*Barton H. Clemon*  
BARTON H. CLEMON, MANAGING PARTNER

ACKNOWLEDGEMENT  
STATE OF WASHINGTON } S.S.  
COUNTY OF KITTITAS }

THIS IS TO CERTIFY THAT ON THIS 22<sup>nd</sup> DAY OF February, A.D. 1994, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARTON H. CLEMON, TO BE KNOWN TO BE THE MAN, BEING AN ADULT, WHOSE NAME AND VOLUNTARY ACT AND LEAD OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST WRITTEN  
*Beverly H. Allenbaugh*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 6-29-95

**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 TRAVELER IN EXCESS OF 1,100.00 FEET. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR SHORTEST PLAY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. THIS EASEMENT SHALL ALSO BE USED FOR IRRIGATION DELIVERY.
2. A BASIS OF BEARINGS - THE BEARING OF S 02°05'34" W SHOWS FOR THE WEST LINE OF THE SOUTHWEST QUARTER IS THE SAME AS THAT SHOWN FOR THE SAME LINE ON THE SURVEY RECORDED IN BOOK 18 OF SURVEYS, PAGE 158.
3. FOR SECTION AND QUARTER SECTION CORNER DOCUMENTATION SEE BOOK 19 OF SURVEYS, PAGE 236, RECORDS OF KITITAS COUNTY, WASHINGTON.
4. FOR SECTION AND QUARTER SECTION CORNER BEARINGS HEREON CORNERS DO NOT MATCH SAID SURVEY UNLESS OTHERWISE NOTED HEREON. SECTION AND QUARTER SECTION CORNERS WERE LAST VISITED FEBRUARY 1994.
5. THE ALIGNMENT FOR WEST SIDE ROAD IS BASED ON PHYSICAL LOCATION AS PER DISCUSSION WITH KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.
6. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 20 OF SURVEYS, PAGES 38-39, RECORDS OF KITITAS COUNTY, WASHINGTON.
7. ACCESS TO WEST SIDE ROAD FROM LOTS H-1 AND H-2 WILL BE BY JOINT-ACCESS DRIVEWAY (EASEMENT W).
8. ACCESS TO WEST SIDE ROAD FROM LOTS H-3 AND H-4 WILL BE BY JOINT-ACCESS DRIVEWAY (EASEMENT V).
9. NO STRUCTURES OR BUILDINGS SHALL BE PERMITTED WITHIN BPA RIGHT OF WAY.
10. ANY DEVELOPMENT WITHIN BPA RIGHT OF WAY INCLUDING BUT NOT LIMITED TO STRUCTURES, BUILDINGS, FENCES, LANDSCAPING, UTILITIES, GRADING AND TILDING WILL REQUIRE COMPLIANCE WITH BPA POLICES, GUIDELINES AND STANDARDS. LANDOWNERS SHALL BE RESPONSIBLE FOR COORDINATING WITH BPA POLICES, GUIDELINES AND STANDARDS AND/OR PERMITS FROM TO COMMENCING WITH LAND-USE ACTIVITIES WITHIN SAID RIGHT OF WAY.
11. THE SHORT PLAY APPLICANT SHALL CONSTRUCT REQUIRED PRIVATE ROAD IMPROVEMENTS WITHIN 12 MONTHS OF FINAL APPROVAL AND WILL BE RESPONSIBLE FOR MAINTENANCE OF SAID ROADS FOR TWO YEARS AFTER CONSTRUCTION.
12. IF THESE LOTS ARE TO BE FURTHER SUBDIVIDED, PROVISIONS MUST BE MADE FOR PUBLIC ROADS AND THE PRIVATE ROADS WILL HAVE TO BE IMPROVED TO CURRENT COUNTY ROAD STANDARDS FOR PUBLIC ROADS.



**AUDITOR'S CERTIFICATE**  
Filed for record this 22<sup>nd</sup> day of February, 1994, at Ellensburg, a Book 0 of Short Files of page(s) 121 at the request of Corn & Nelson  
BEVERLY H. ALLENBAUGH by *Beverly H. Allenbaugh*  
KITITAS COUNTY AUDITOR

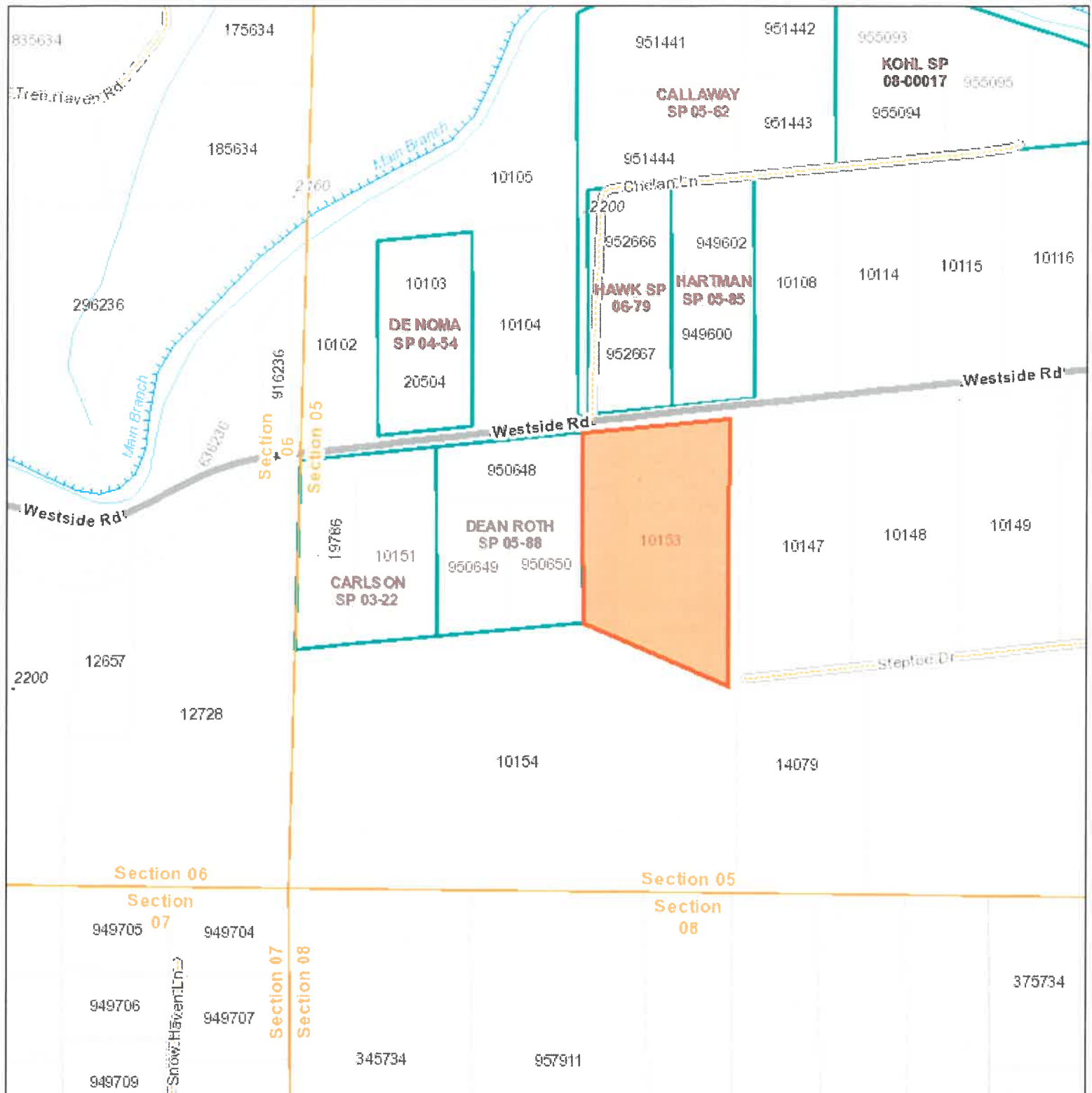
**GRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926  
(509) 925-4747

WEST SIDE HEIGHTS NO. 8

11/1 D P 189



# 1041 Steptoe Dr Cle Elum



Date: 6/26/2020

1 inch = 752 feet  
Relative Scale 1:9,028

*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.*

