

stewart title®

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-0000-794345718

Fee: \$300.00

Order No.: 42279

Dated: August 08, 2019

Stewart Title Guaranty Company (the "Company"), guarantees the County of Kittitas and 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.

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

Countersigned by:



Matt Morris
President and CEO

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926
Agent ID: 470098



Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.



SUBDIVISION GUARANTEE

Prepared by:
Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926

Order Number: 42279

Guarantee No.: G-0000-794345718

Effective Date: August 08, 2019 at 8:00 a.m.

Premium: \$300.00
Sales Tax: \$24.90
Total: \$324.90

OWNERS: Boulder Creek Enterprises, Inc., a Washington corporation

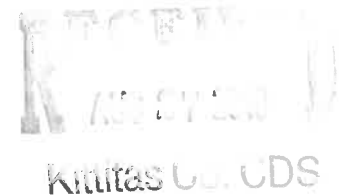
LEGAL DESCRIPTION:

Lot 2 of that certain survey recorded August 30, 2011, in Book 37 of Surveys, Page 192, under Auditor's File No. 201108300043, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 34, Township 21 North, Range 14 East, W.M., Kittitas County, State of Washington.

SUBJECT TO:

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas County Water District #2.
2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas County Water District #2.
3. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year:	2019
Amount billed:	\$3,307.18
Amount paid:	\$1,653.59
Amount due:	\$1,653.59, plus interest and penalty, if delinquent
Levy code:	40
Land use/DOR code:	58
Map number:	21-14-34021-0003
Parcel number:	096935
Assessed value of land:	\$155,300.00
Assessed value of improvement:	\$281,610.00



4. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year:	2019
Amount billed:	\$416.00
Amount paid:	\$208.45
Amount due:	\$208.45, plus interest and penalty, if delinquent
Levy code:	40
Land use/DOR code:	11
Map number:	70-11-00000-1135
Parcel number:	781836
Assessed value of land:	\$0.00
Assessed value of improvement:	\$55,720.00

Affects: Mobile Home on property

5. LIABILITY FOR PERSONAL PROPERTY ADVANCE TAXES.

The Kittitas County Treasurer's Office will not process an excise tax affidavit involving the sale of personal property until the personal property advance taxes are paid in full.

6. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Boulder Creek Enterprises, Inc., a corporation
Trustee:	AmeriTitle, a corporation
Beneficiary:	D.C. and D.L. Hamberlin, husband and wife
Amount:	\$43,000.00
Dated:	September 22, 2015
Recorded:	September 23, 2015
Recording No.:	201509230001

ASSIGNMENT OF BENEFICIAL INTEREST:

Assignee:	Delaney C. Hamberlin and Dianna L. Hamberlin, Trustees, or their successors in trust, under the HAMBERLIN TRUST, dated March 30, 2018 and any amendments thereto
Dated:	June 11, 2018
Recorded:	July 2, 2018
Recording No.:	201807020030

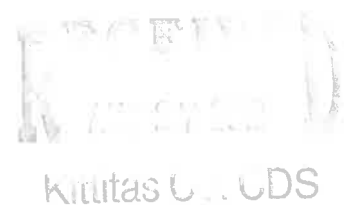
Includes other property

7. UNRECORDED LEASEHOLDS, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

8. UNRECORDED LEASEHOLDS and rights of tenants, if any.

9. SHAREHOLDERS AND AUTHORIZED SIGNATORS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	September 17, 2014
Recording NO:	201409170001



10. MOBILE HOME TITLE HAS NOT BEEN ELIMINATED:

The improvements on said property appear to include a "Mobile Home". According to RCW Chapter 65.20, said "Mobile Home" is not real property unless the following actions are taken:

- a. A "Manufactured Home" title elimination application has been approved and recorded in accordance with Chapter 65.20 RCW.
- b. The seller (registered owner) has released his/her interest in the Certificate of Ownership.
- c. Any lien holder (legal owner) has released its interest in the Certificate of Ownership.

If the above actions are not completed in accordance with statute, the Policy to issue will be deemed not to cover said improvements.

11. UNRECORDED WELL AGREEMENT as disclosed by Real Estate Contract:

Dated: May 27, 1974
 Recorded: December 4, 1980
 Recording No.: 447810
 Between: Joseph E. Webber and Louise M. Webber, husband and wife
 And: Norman J. Harris and May Ann Harris

Said contract contains the following recital:

Together with one-half interest in well described above as provided in Well Agreement executed herewith.

12. EASEMENT, including terms and provisions contained therein:

Recorded: September 23, 1968
 Recording no.: 350039
 In favor of: Driftwood Acres Maintenance Corporation, a non-profit Washington Corporation
 For: Water storage tank and pipeline, and all other stated purposes
 Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

13. EASEMENT, including terms and provisions contained therein:

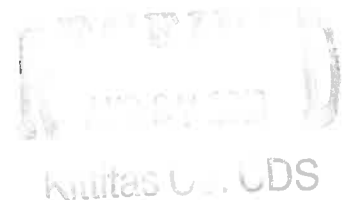
Recorded: July 20, 1976 and December 4, 1980
 Recording no.: 406296 and 447810
 For: Well site and access to well from County Road, and all other stated purposes
 Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

14. EASEMENT, including terms and provisions contained therein:

Recorded: June 12, 1992
 Recording no.: 549673
 In favor of: Boulder Creek Enterprises, Inc.
 For: Well site, and all other stated purposes
 Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.



15. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals
Reserved by: Webber Enterprises, Inc.
Recorded: November 1, 1968
Recording no.: 350842

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

Refer to the record of said instrument for full particulars.

16. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: October 12, 1981
Recording no.: 456291
Book: 9
Page: 39

17. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

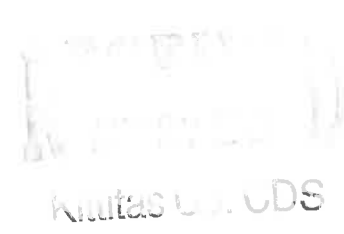
Recorded: August 30, 2011
Recording no.: 2011086300043
Book: 37
Page: 192

18. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

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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.

