

stewart
SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12271

Fee: \$300.00

Order No.: 471235AM

Tax: \$24.90

Dated: May 25, 2021

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:

Authorized Countersignature



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

AmeriTitle
208 W Ninth, Ste. 6
Ellensburg, WA 98926

Guarantee Serial No.	G-6329-12271
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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.

21041
LOT 1

SCHEDULE A

Order Number: 471235AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12271

Effective Date: May 25, 2021

Premium: \$300.00

Sales Tax: \$24.90

OWNERS: Robert A. Drenberg and Michelle R. Drenberg, husband and wife

LEGAL DESCRIPTION:

Lot 1 of DRENBURG SHORT PLAT, SP 04-44, recorded December 16, 2004, in Book G of Short Plats at Page(s) 221-222, under recording number 200412160070, Being a portion of the Southwest quarter of Section 20, Township 20 North, Range 14 East, W.M., records of Kittitas County, State of Washington.

SUBJECT TO:

1. 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.

2. 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: 2021

Tax Type: County

Total Annual Tax: \$2,676.54

Tax ID #: 166636

Taxing Entity: Kittitas County Treasurer

First Installment: \$1,338.27

First Installment Status: Paid

First Installment Due/Paid Date:

Second Installment: \$1,338.27

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2021

Levy Code: 41

Land use/DOR code: 11

Land Value: \$107,350.00

Improvements: \$250,420.00

3. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$232,066.00

Trustor/Grantor: Robert A. Drenberg and Michelle R. Drenberg, husband and wife

Trustee: First American Title

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for

WA Subdivision Guarantee

Universal American Mortgage Company, LLC

Dated: September 26, 2016

Recorded: October 3, 2016

Instrument No.: [201610030061](#)

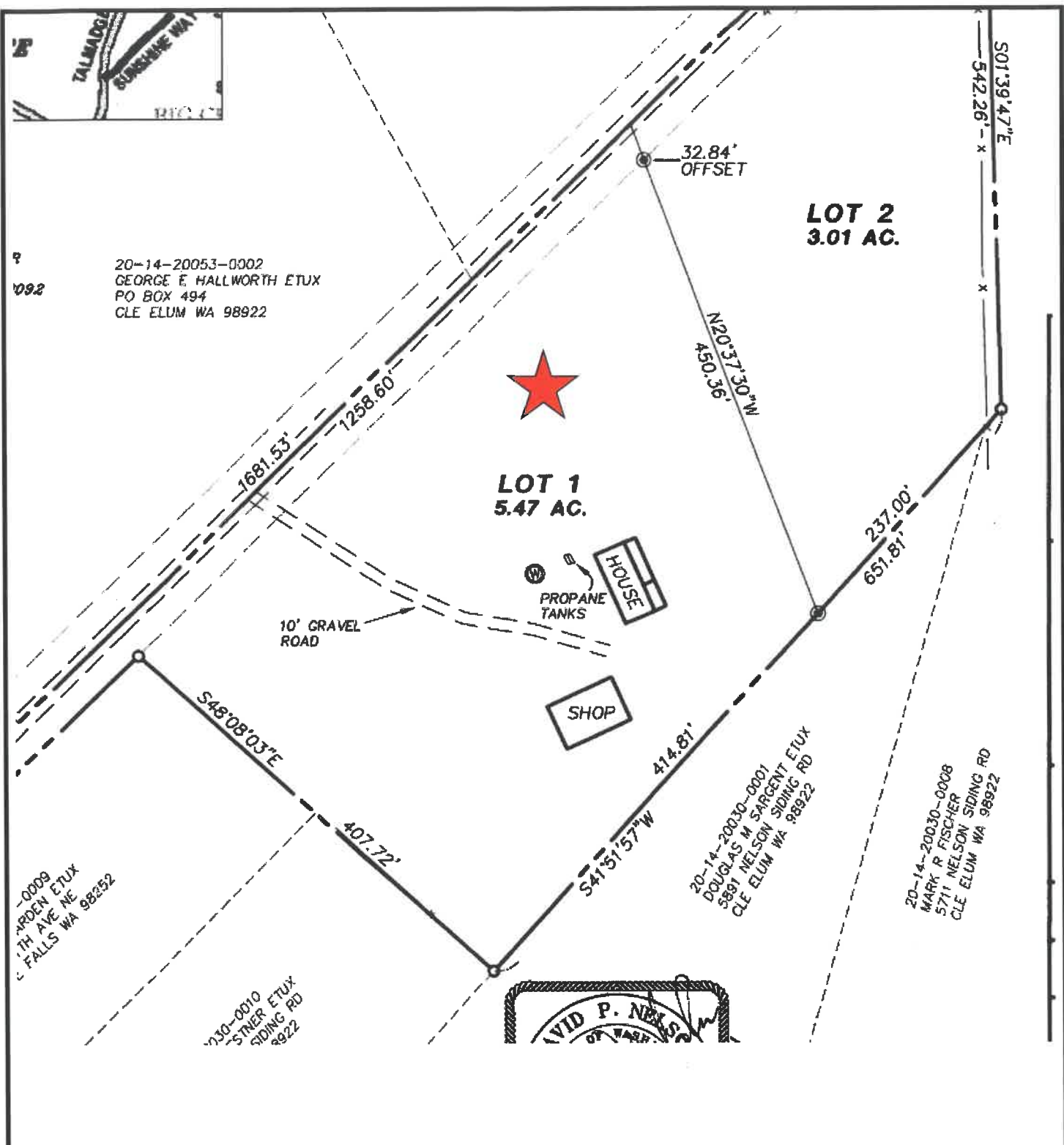
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Present and Future Owners
Recorded: April 30, 1984
Instrument No.: 478841 and 478843
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power and Light Company
Recorded: October 7, 1988
Instrument No.: 516097
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound and Light Company
Recorded: October 26, 1990
Instrument No.: 534531
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Northwest Bell Telephone Company
Recorded: November 7, 1990
Instrument No.: 534902
8. Drenberg Short Plat as shown on Short Plat No. 04-44, including but not limited to:
Recorded: December 16, 2004
Instrument No.: 200412160070
Book: G, Page: 221-222
A. Dedication
B. Notes
9. Reservation of Oil, gas, minerals, including the terms and provisions contained therein, in deed from Frank Carpenter and Norah Carr Carpenter, husband and wife.
Recorded: May 26, 1948
Instrument No.: 201370
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.
10. Survey, including the terms and provisions thereof,
Recorded: June 24, 1983
Instrument No.: 471816
Book: 11 of Surveys, Page: 76
11. Survey, including the terms and provisions thereof,
Recorded: October 18, 1987
Instrument No.: 524453
Book: 16 of Surveys, Page: 80

WA Subdivision Guarantee

Order Number: 471235AM

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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.



250 Pioneer Trail Rd
Cle Elum, WA 98922

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