

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-6329-12266

Fee: \$300.00

Order No.: 463105AM

Tax: \$24.90

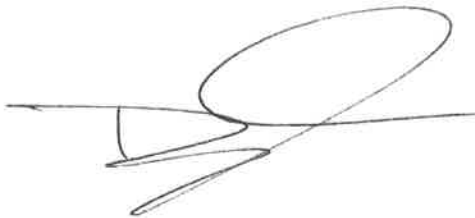
Dated: April 26, 2021

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

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

Guarantee Serial No.	G-6329-12266
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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 2

SCHEDULE A

Order Number: 463105AM

Prepared by: Dave Johnson
Guarantee No.: G-6329-12266

Effective Date: April 26, 2021

Premium: \$300.00

Sales Tax: \$24.90

OWNERS: Danny V. Wilen and Janice D. Wilen, a married couple

LEGAL DESCRIPTION:

Lot 2, of DRENBURG SHORT PLAT, Kittitas County Short Plat No. 04-44, as recorded December 16, 2004, in Book G of Short Plats, pages 221 and 222, under Auditor's File No. 200412160070, records of Kittitas County, State of Washington, being a portion of the Southwest Quarter of Section 20, Township 20 North, Range 14 East, W.M., in the County of Kittitas, 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: 2021

Tax Type: County

Total Annual Tax: \$784.67

Tax ID #: 20495

Taxing Entity: Kittitas County Treasurer

First Installment: \$784.67

First Installment Status: Paid

First Installment Due/Paid Date:

Second Installment:

Second Installment Status:

Second Installment Due/Paid Date:

Levy Code: 41

Land use/DOR code: 91

Land Value: \$95,050.00

Improvements: \$5,960.00

2. 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.

3. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Frank Carpenter and Norah Carr Carpenter, husband and wife. Dated: January 4, 1946
Book: 79 of Deeds, Page 38
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.

WA Subdivision Guarantee

4. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 24, 1983
Book: 11 of Surveys Page: 76
Instrument No.: 471416
Matters shown:
 - a) Location of lateral ditch along East boundary line
 - b) Location of easement along Northwesterly boundary line
 - c) Location of 30 foot and 50 foot easements
 - d) Location of 5 foot irrigation easement
 - e) Location of existing fenceline in relation to property boundary
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:
Instrument No.: 478842 and 478844
6. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the Right-of-way together with all necessary or convenient appurtenances therefore together with the right of access
Recorded: October 7, 1988
Instrument No.: 516097
Affects: Said premises and other land
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: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and distribution line
Recorded: October 26, 1990
Instrument No.: 534531
Affects: The Westerly 100 feet of the Southerly 200 feet of said premises
8. 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, a Washington corporation
Purpose: Underground communication lines and above ground closure
Recorded: November 7, 1990
Instrument No.: 534902
Affects: A ten foot (10') strip of land and within the sixty foot (60') road easement and being a portion of the above described property
9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Drenberg Short Plat,
Recorded: December 16, 2004
Book: G of Short Plats Pages: 221 and 222
Instrument No.: 200412160070
Matters shown:
 - a) All notes contained thereon
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: The right, privilege, and authority ingress, egress, and turnaround, across, over and upon only the turnaround previously constructed upon the property located
Recorded: November 4, 2008
Instrument No.: 200811040018
Affects: Portion of said premises
11. Road Maintenance Agreement, including the terms and provisions thereof,
Recorded: June 15, 2009

WA Subdivision Guarantee

Instrument No.: 200906150043

This agreement supercedes agreement under Auditor's File No. 200810270060.

Amended by Pioneer Trail Road Maintenance, including the terms and provisions thereof,

Recorded: July 20, 2010

Instrument No.: 201007200003

Amended by Amendment to Road Maintenance Agreement, including the terms and provisions thereof,

Recorded: December 3, 2010

Instrument No.: 201012030004

12. Declaration of Covenant (Onsite Septice System), including the terms and provisions thereof,

Recorded: May 27, 2016

Instrument No.: 201605270010

13. Groundwater Mitigation Certificate, including the terms and provisions thereof,

Recorded: May 27, 2016

Instrument No.: 201605270011

WA Subdivision Guarantee

Order Number: 463105AM

Guarantee No.: G-6329-12266

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.

THE
INCLD
THAT
GROU)

20-14-20053-0001
RONALD D WAILES ETUX
18203 SNOQUALMIE VALLEY RD N
DUVALL WA 98019-9300

EXISTING LEGAL DESCRIPTION:

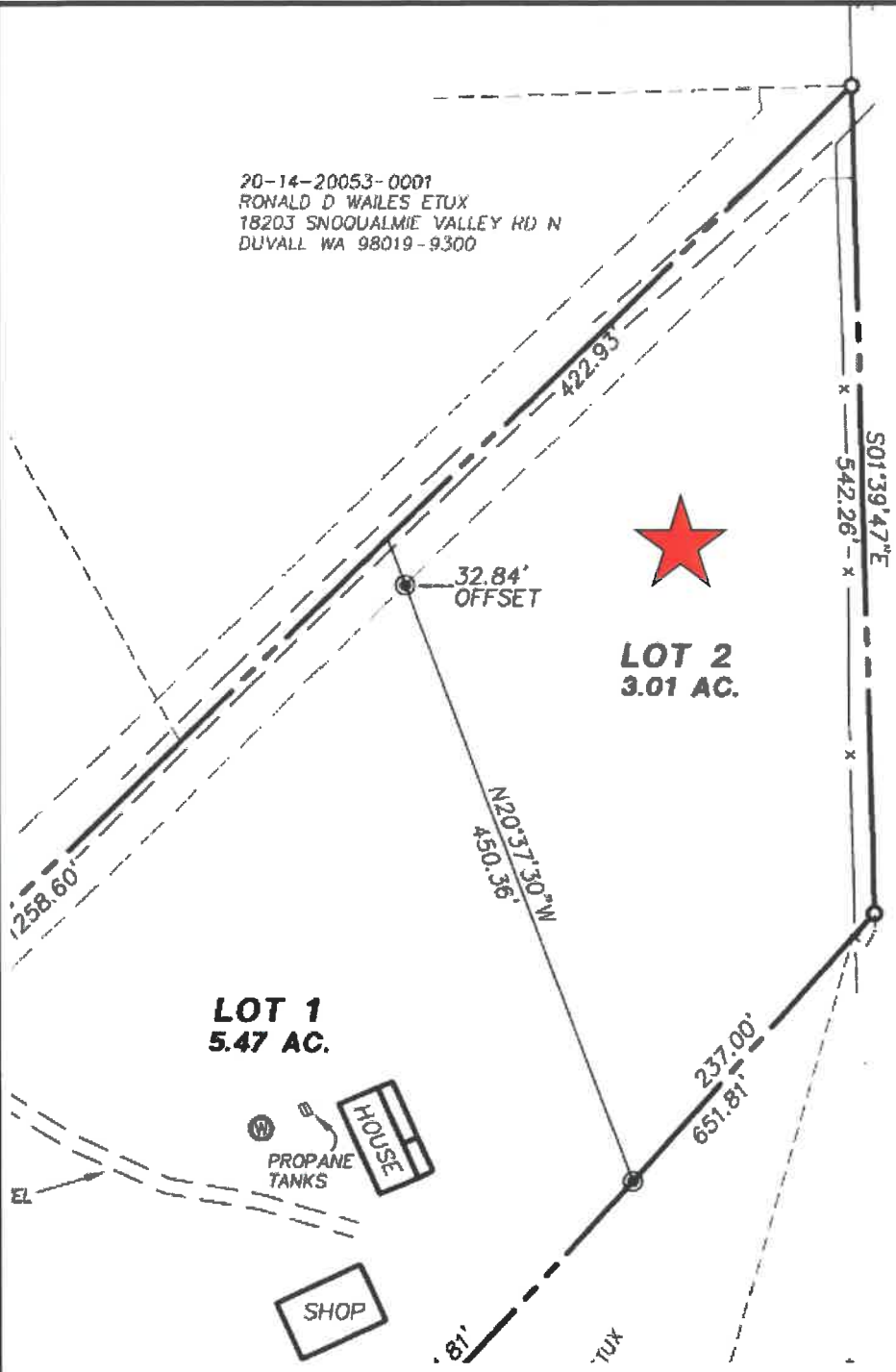
LOT "B", ON THAT CERTAIN SURVEY RECORDED AT PAGE 80, UNDER AUDITOR'S FILE NUMBER WASHINGTON; BEING A PORTION OF LOT 2, AS RECORDED JUNE 24, 1983, IN BOOK 11 OF SU NUMBER 471416, RECORDS OF SAID COUNTY; OF SECTION 20, TOWNSHIP 20 NORTH, RANGE OF WASHINGTON.

20-14-20040-0013
FRED C DARLING
5171 NELSON SIDING RD
CLE ELUM WA 98922

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



RECORDER'S CL
Filed for record this....
in book...9.....of...5
DAVID P. NELSON
Surveyor's Name
David P. Nelson
County Auditor

SURVEYOR
This map correctly i
me or under my direction
requirements of the Surve
request of...MICHELLE...DRR
in...SEPT...2004.



330 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