

**Guarantee No.: G-G-6329-000013887 Fee:** \$450.00 **Tax:** \$37.80

**Order No.**: 627432AM **Dated**: March 21, 2024

**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

TEGUARANTA COMPANIA C

Frederick H. Eppinger President and CEO

> David Hisey Secretary

Guarantee Serial No.

G-G-6329-000013887

In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

File No.: 627432AM WA Subdivision Guarantee

# **SCHEDULE A**

Prepared by: Arianna Walker

Guarantee No.: G-G-6329-000013887

Effective Date: March 21, 2024

Order Number: 627432AM

Premium: \$450.00 Sales Tax: \$37.80

OWNERS: Kevin Holt, an unmarried person and Loranda Hadaller, also appearing of record as Loranda

S. Hadaller, an unmarried person

# LEGAL DESCRIPTION:

### Parcel 148034:

Parcels 4-A and 4-B of that certain Survey as recorded October 8, 1984 in Book 13 of Surveys, Page 48, under Auditor's File No. 482809, records of Kittitas County, State of Washington; being a portion of Section 11, Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington;

TOGETHER WITH an easement 60 feet in width for ingresss, egress and utilities, all as described in instruments recorded under Auditor's File No's. 369462, 465704 and 470820.

Parcels 455636, 518134, 465636, and 618034

Parcels 7-A and 7-B of that certain Survey recorded October 8, 1984, in Volume 13 of Surveys, Page 49, under Auditor's File No. 482810, records of Kittitas County, State of Washington; being portions of Sections 11 and 12, all in Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington;

TOGETHER WITH two easements, 60 feet in width, for ingress and egress, designated as Easement Numbers II and III on that survey filed in Book 13 of Surveys and recorded under Auditor's File No. 482809, records of Kittitas County, Washington.

# Parcel 318034:

Parcel 3-A of that certain Survey as recorded November 15, 1982, in Book 11 of Surveys, page 38, under Auditor's File No. 465774, records of Kittitas County, Washington; being a portion of the East Half of Section 11, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

# Parcel 724736:

Parcel 3-B of that certain Survey as recorded November 15, 1982, in Book 11 of Surveys, page 38, under Auditor's File No. 465774, records of Kittitas County, Washington; being a portion of the East Half of Section 11, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

### Parcel 024736:

That portion of the North 1,684.05 feet of the North Half of Section 11, Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington, lying Easterly of Currier Creek, bounded by a line described as follows:

Beginning at the Northeast corner of said Section 11; thence South 86°56'51" West, along the North line of said section, a distance of 991.96 feet, thence South 20°00'00" West, a distance of 872.62 feet



to the true point of beginning; thence continuing South 20°00'00" West, a distance of 957.58 feet to the South line of said North 1,684.05 feet, thence South 86°56'51" West, a distance of 702 feet, more or less, to Currier Creek, thence Northerly, along said Currier Creek, a distance of 1,030 feet, more or less, to a point which is South 86°56'51" West, a distance of 1,380 feet, more or less, from the true point of beginning, thence to the true point of beginning.

(Also known as Lot 5A of Survey recorded November 15, 1982, under Auditor's File No. 465770 and filed in Book 11 of Surveys, Page 34)

# SUBJECT TO:

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: <a href="http://taxsifter.co.kittitas.wa.us">http://taxsifter.co.kittitas.wa.us</a> or call their office at (509) 962-7535.

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$750.74

Tax ID #: 148034

Taxing Entity: Kittitas County Treasurer

First Installment: \$375.37 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$375.37 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024
Tax Type: County

Total Annual Tax: \$636.83

Tax ID #: 455636

Taxing Entity: Kittitas County Treasurer

First Installment: \$318.42 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$318.41 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$595.51

Tax ID #: 518134

Taxing Entity: Kittitas County Treasurer

First Installment: \$297.76 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$297.75 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024 Tax Type: County

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Total Annual Tax: \$438.15

Tax ID #: 318034

Taxing Entity: Kittitas County Treasurer

First Installment: \$219.08 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$219.07 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$522.15

Tax ID #: 724736

Taxing Entity: Kittitas County Treasurer

First Installment: \$261.08 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$261.07 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$1,465.49

Tax ID #: 024736

Taxing Entity: Kittitas County Treasurer

First Installment: \$732.75 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$732.74 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024 Tax Type: County Total Annual Tax: \$62.60

Tax ID #: 465636

Taxing Entity: Kittitas County Treasurer

First Installment: \$31.30 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$31.30 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$71.59

Tax ID #: 618034

Taxing Entity: Kittitas County Treasurer

First Installment: \$35.80 First Installment Status: Paid

First Installment Due/Paid Date: March 4, 2024

Second Installment: \$35.79 Second Installment Status: Paid

Second Installment Due/Paid Date: March 18, 2024

Levy Code: 19

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Land use/DOR code: 91, 18 Land Value: \$93,250.00 Improvements: \$3,060.00

- 2. Liens, levies and assessments of the Sun East Property Owners Association.
- 3. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises,

as contained in instrument:

Recorded: August 4, 1971 and October 4, 1973

Recording no.: <u>369462</u> and 385519

4. An unrecorded Cattle Lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,

Disclosed by: Contract Date: April 26, 1978 Recorded: May 1, 1978 Instrument No.: 422090

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:

For: rights of way for necessary conduits and facilities for the distribution of water, and the right of entry for repair and maintenance

Recorded: May 1, 1978 Instrument No.: 422090

6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Carl A. Niese, Trustee, pursuant to Revocable Inter Vivos Trust.

Recorded: February 2, 1983 Book: 176, Page 615 Instrument No.: 467381

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.

7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Carl A. Niese, Trustee, pursuant to Revocable Inter Vivos Trust.

Recorded: February 2, 1983 Book: 176, Page 624 Instrument No.: 467385

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.

8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Carl A Niese and Rosemary Niese, husband and wife.

Recorded: February 2, 1983 Instrument No.: 467389

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.

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Ingress, egress and utilities and all other stated purposes

Recorded: August 4, 1971 Instrument No.: <u>369462</u>

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Ingress, egress and utilities and all other stated purposes

Recorded: October 4, 1973 Instrument No.: 385519

11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

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Granted To: Present and future owners Purpose: Roads and all other stated purposes

Recorded: November 10, 1982

Instrument No.: 465704

12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Burns N. Tallman and Pauline L. Tallman, husband and wife Purpose: Ingress, egress and utilities and all other stated purposes

Recorded: March 4, 1983 Instrument No.: 467976

13. Easement Agreement, including the terms and provisions thereof,

Recorded: June 2, 1983 Instrument No.: 470820

14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)

disclosed by survey,

Recorded: November 15, 1982 Book: 11 of Surveys Page: 34 Instrument No.: 463770

Matters shown:

a) C-C-B Road Easement

15. Survey, including the terms and provisions thereof,

Recorded: November 15, 1982

Instrument No.: 465774

Book: 11 of Surveys, Page: 38

16. A record of Survey, including the terms and provisions thereof,

Recorded: October 8, 1984 Instrument No.: <u>482809</u> Book: 13, Page(s): 48

17. A record of Survey, including the terms and provisions thereof,

Recorded: October 8, 1984 Instrument No.: <u>482810</u> Book: 13, Page(s): 49

18. 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 3, 1986 Instrument No.: 500276

Modification(s) of said covenants, conditions and restrictions

Recorded: April 2, 1992 Instrument No: 547761

Further modifications of said covenants, conditions and restrictions

Recorded: June 18, 2004 Instrument No.: 200406180056

Further modifications of said covenants, conditions and restrictions

Recorded: August 14, 2006 Instrument No.: <u>200608140001</u>

19. 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.

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Recorded: August 18, 1994 Instrument No.: 574046

20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: May 29, 1997 Instrument No.: <u>199705290024</u>

21. Transfer of Oil, gas, mineral rights, including the terms and provisions contained therein, in deed from Victor Berger and Margarete W. Berger.

Recorded: May 29, 1997 Instrument No.: <u>199705290024</u>

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.

22. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Carl A Niese, Trustee, pursuant to Revocable Inter-Vivos Trust dated January 10, 1983.

Recorded: January 23, 2001 Instrument No.: 200101230016

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.

- 23. Navigable Water Abuts the Land
  - (a) Rights, if any, of the property owners abutting Currier Creek, or adjoining streams or water in and to the waters of the lake and in and to the bed thereof.
  - (b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom.
  - (c) Navigable servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof.
  - (d) The consequence of any change in the location of the lake which forms a boundary line of the Land, including any determination that some portion of the Land has been included within Currier Creek.



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Order Number: 627432AM Guarantee No.: G-G-6329-000013887

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.



