

UPDATED SUBDIVISION GUARANTEE

Order No.: 622307AM
Guarantee No.: 72156-48423595
Dated: September 4, 2024 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

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SEP 19 2024

Kittitas County CDS

Your Reference: 412 Walker Dr., Ellensburg, WA 98926

Assured: 4G Farms LLC, a Washington limited liability company

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:

See attached Exhibit 'A'

Title to said real property is vested in:

4G Farms LLC, a Washington limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48423595

(SCHEDULE B)

Order No: 622307AM
Policy No: 72156-48423595

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: 2024
Tax Type: County
Total Annual Tax: \$1,208.46
Tax ID #: 955540
Taxing Entity: Kittitas County Treasurer
First Installment: \$604.23
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$604.23
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: Irrigation
Total Annual Tax: \$902.40
Tax ID #: 955540
Taxing Entity: Kittitas County Treasurer
First Installment: \$451.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$451.20
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

7. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$0.00
Parcel No. : 955540

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

8. 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.

9. Liens, levies and assessments of the Declaration of Protective Covenants, Conditions and Restrictions recorded August 9, 2013 under Auditor's File No. [201308090014](#).
10. Liens, levies and assessments of the Amended Declaration of Easements with Road Maintenance Provisions recorded August 9, 2013 under Auditor's File No. [201308090015](#).

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: September 7, 1994
Book: 20 of Surveys Page: 107
Instrument No.: [574772](#)
Matters shown:
a) Ditch located thereon
b) Location of fencelines in relation to boundaries
c) Notes thereon
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by WALKER-WILSON SHORT PLAT,
Recorded: January 23, 2009
Book: K of Short Plats Page: 38 and 39
Instrument No.: [200901230023](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Easements thereon
c) Notes thereon
13. 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 Energy, Inc., a Washington corporation
Purpose: Utilities
Recorded: November 12, 2010
Instrument No.: [201011120042](#)
14. Declaration of Protective 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: August 9, 2013
Instrument No.: [201308090014](#)

Modification(s) of said covenants, conditions and restrictions
Recorded: July 9, 2024
Instrument No.: [202407090019](#)
15. Amended Declaration of Easements with Road Maintenance Provisions, 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: August 9, 2013
Instrument No.: [201308090015](#)

Said Declaration purports to supplant, revoke, and replace Declaration of Easements with Road
Maintenance Provisions recorded July 1, 2008 under Auditor's File No. [200807010008](#).

Modification(s) of said document
Recorded: September 19, 2023
Instrument No.: [202309190010](#)

Further modifications of said document
Recorded: January 30, 2024
Instrument No.: [202401300012](#)

16. Amended Declaration of Easements with Road Maintenance Provisions including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Property Owners

Purpose: Ingress, egress, irrigation and utilities

Recorded: August 9, 2013

Instrument No.: [201308090015](#)

Affects: Portion said premises and other lands

Said document purports to supplant, revoke, and replace Declaration of Easements with Road Maintenance Provisions recorded July 1, 2008 under Auditor's File No. [200807010008](#).

Second Amendment to Declaration of Easements with Road Maintenance Provisions recorded September 19, 2023 under Auditor's File No. [202309190010](#).

17. Declaration of Covenants, Conditions, and Restrictions Prohibiting the Use of Real Property for Marijuana Growing and Processing, 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: December 18, 2013

Instrument No.: [201312180044](#)

END OF EXCEPTIONS

Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- b. 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 2, WALKER-WILSON SHORT PLAT, Book K of Short Plats, pgs. 38 and 39; being a ptn of Section 32, Township 18 N, Range 19 E, W.M.

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

EXHIBIT 'A'

File No. 622307AM

Lot 2, of WALKER-WILSON SHORT PLAT, Kittitas County Short Plat No. SP-07-150, as recorded January 23, 2009, in Book K of Short Plats, pages 38 and 39, under Auditor's File No. [200901230023](#), records of Kittitas County, State of Washington; being a portion of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.