

SECOND UPDATED SUBDIVISION GUARANTEE

Order No.: 622315AM
Guarantee No.: 72156-48423597
Dated: September 4, 2024 at 7:30 A.M.

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

RECEIVED
SEP 23 2024
Kittitas County CDS

Your Reference: 811 4th Parallel Rd., Ellensburg, WA 98926

Assured: Marilyn G. Carr

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:

Marilynn G. Carr, as her separate estate

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48423597

7. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 010433

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. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

9. 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.

10. Reservation of Oil, gas, minerals, or other materials, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company, a corporation of the State of Wisconsin.
Recorded: July 8, 1941
Instrument No.: [163776](#)

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.

11. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Recorded: March 5, 1992
Instrument No.: 547078
[Book: 329, Page: 799](#)
Affects: Said Premises and other land

12. 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: March 5, 1992
Instrument No.: [547078](#)

13. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Recorded: February 25, 1993
Instrument No.: 557260
[Book: 340, Page: 11](#)

14. 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: July 8, 2024
Instrument No.: [202407080041](#)

END OF EXCEPTIONS

Subdivision Guarantee Policy Number: 72156-48423597

Notes:

Note No. 1: 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.

Note No. 2: 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: Ptn of the E 1/2 of the SE 1/4 of Section 35, Township 17 N, Range 18 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. 622315AM

Parcel 1:

That part of the East Half of the Southeast Quarter of Section 35, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying Northerly of the following described line:

Commencing at the Southeast corner of said section 35; thence North, Reference Bearing, along the East line thereof 2116.0 feet to the true point of beginning of said line; thence South 36°54' West, 1,020.10 feet; thence South 80°44' West, 462.8 feet; thence South 24°54' West, 297.00 feet; thence South 49°34' West to the West line of said East Half and the terminus of said line.

Parcel 2:

An easement for ingress and egress over and across the West 60 feet of that part of said East Half of the Southeast Quarter lying Southerly of the above described line as set forth in Parcel 1.