

# CHICAGO TITLE INSURANCE COMPANY

RECEIVED  
JAN 7 2025

Policy No. 72156-48545240

Kittitas County CDS

## UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 2, 2025

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509) 925-1477

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: *(Signature)*



ATTEST  
*(Signature)*

President

Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-48545240

# **SUBDIVISION GUARANTEE**

Order No.: 649326AM  
Guarantee No.: 72156-48545240  
Dated: January 2, 2025 at 7:30 a.m

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

Your Reference:

Assured: Cruse & Associates

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:

Timothy McIntyre, also shown of record as Timothy M. McIntyre and Jana McIntyre, also shown of record as Jana M. McIntyre, husband and wife

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-48545240

**(SCHEDULE B)**

Order No: 649326AM  
Policy No: 72156-48545240

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: \$263.94  
Tax ID #: [952782](#)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$131.97  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$131.97  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2024

Subdivision Guarantee Policy Number: 72156-48545240

Tax Year: 2024  
Tax Type: County  
Total Annual Tax: \$3,670.96  
Tax ID #: [953188](#)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,835.48  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$1,835.48  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024  
Tax Type: County  
Total Annual Tax: \$393.48  
Tax ID #: [953187](#)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$196.74  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$196.74  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2024

7. 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.

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. Agreement and the terms and conditions contained therein  
Dated: November 10, 1954  
Executed by: Henry Busch and Ella Busch, husband and wife, and Chris Busch and Edith Busch, husband and wife, first parties, and Kittitas Reclamation District second party  
Purpose: Pipeline  
Recorded: Book 95 of Deeds, page 17  
Instrument No.: [247660](#)
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 7, 2005  
Book 31 of Surveys, Page 47  
Instrument No.: [200504070024](#)  
Matters shown:  
a) Location of irrigation pipe in relation to property boundary  
b) Notes contained thereon

11. Amended 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: September 28, 2005  
Instrument No.: [200509280058](#)  
  
Said Amended Declaration supercedes Declaration of Protective Covenants, Conditions and Restrictions, recorded August 1, 2005, under Auditor's File No. 200508010021.
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Busch Road Short Plat,  
Recorded: May 21, 2007  
Book: I (i) of Short Plats, Page: 173 and 174  
Instrument No.: [200705210032](#)  
Matters shown:  
a) Notes contained thereon
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by McIntyre Short Plat,  
Recorded: August 27, 2007  
Book: I (i) of Short Plats Pages: 231 and 232  
Instrument No.: [200708270065](#)  
Matters shown:  
a) Notes contained thereon
14. 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: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said Property  
Recorded: June 10, 2008  
Instrument No.: [200806100016](#)
15. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$325,500.00  
Mortgagor: Timothy M. McIntyre, same person as Timothy McIntyre and Jana M. McIntyre, same person as Jana McIntyre, a married couple  
Mortgagee: Northwest Farm Credit Services, FLCA  
Dated: June 17, 2020  
Recorded: July 6, 2020  
Recorded #: [202007060037](#)  
Affects: A portion of said premises

16. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$288,700.00 and \$325,500.00  
Mortgagor: Timothy M. McIntyre, same person as Timothy McIntyre, and Jana M. McIntyre, same person as Jana McIntyre, a married couple  
Mortgagee: Northwest Farm Credit Services, FLCA  
Recorded: October 22, 2020  
Instrument No.: [202010220026](#)
17. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

#### **END OF EXCEPTIONS**

#### **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.

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 9A, BUSCH ROAD SHORT PLAT, Book I (i) of Short Plats, pages 173 and 174, ptn Section 29, Township 17N, Range 20E, W.M. and Lots 1 and 2, MCINTYRE SHORT PLAT, Book I (i) of Short Plats, pages 231 and 232, SW Quarter of Section 29, Township 17N, Range 20E, 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. 649326AM

### **TRACT A:**

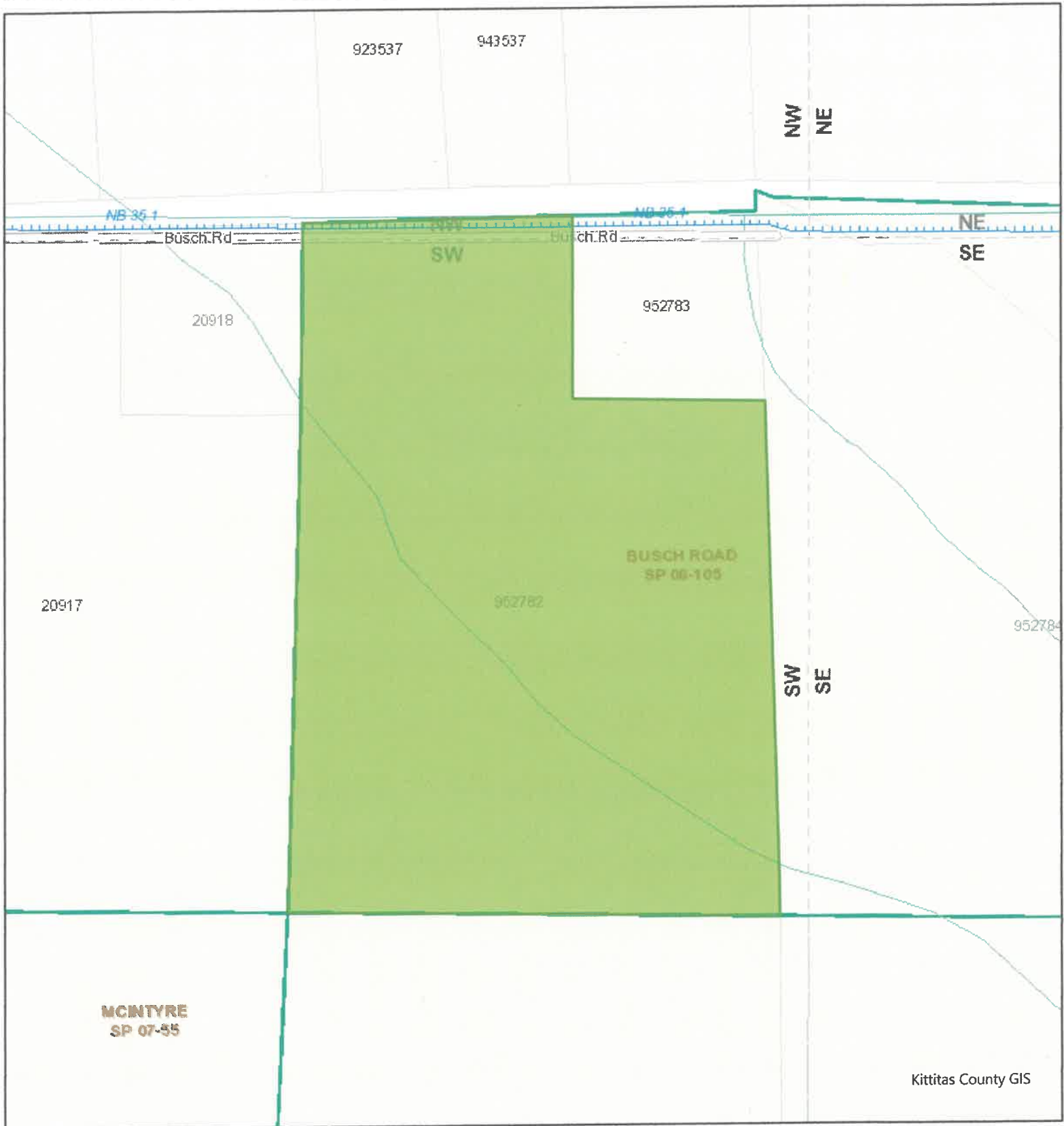
Lot 9A, of BUSCH ROAD SHORT PLAT, Kittitas County Short Plat No. SP-06-105, as recorded May 21, 2007, in Book I (i) of Short Plats, pages 173 and 174, under Auditor's File No. 200705210032, records of Kittitas County, State of Washington; being a portion of Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

### **TRACT B:**

Lots 1 and 2, of MCINTYRE SHORT PLAT, Kittitas County Short Plat No. SP-07-55, as recorded August 27, 2007, in Book I (i) of Short Plats, pages 231 and 232, under Auditor's File No. 200708270065, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.



# Kittitas County COMPAS Map

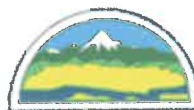


Date: 8/27/2024

1 inch equals 376 feet

0 0.02 0.04 0.09 mi

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# Kittitas County COMPAS Map



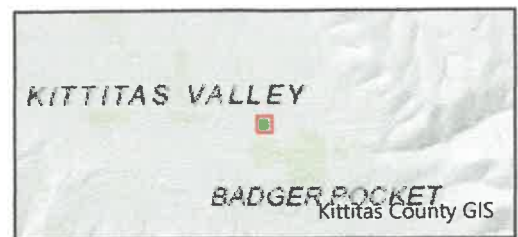
Kittitas County GIS

Date: 8/27/2024

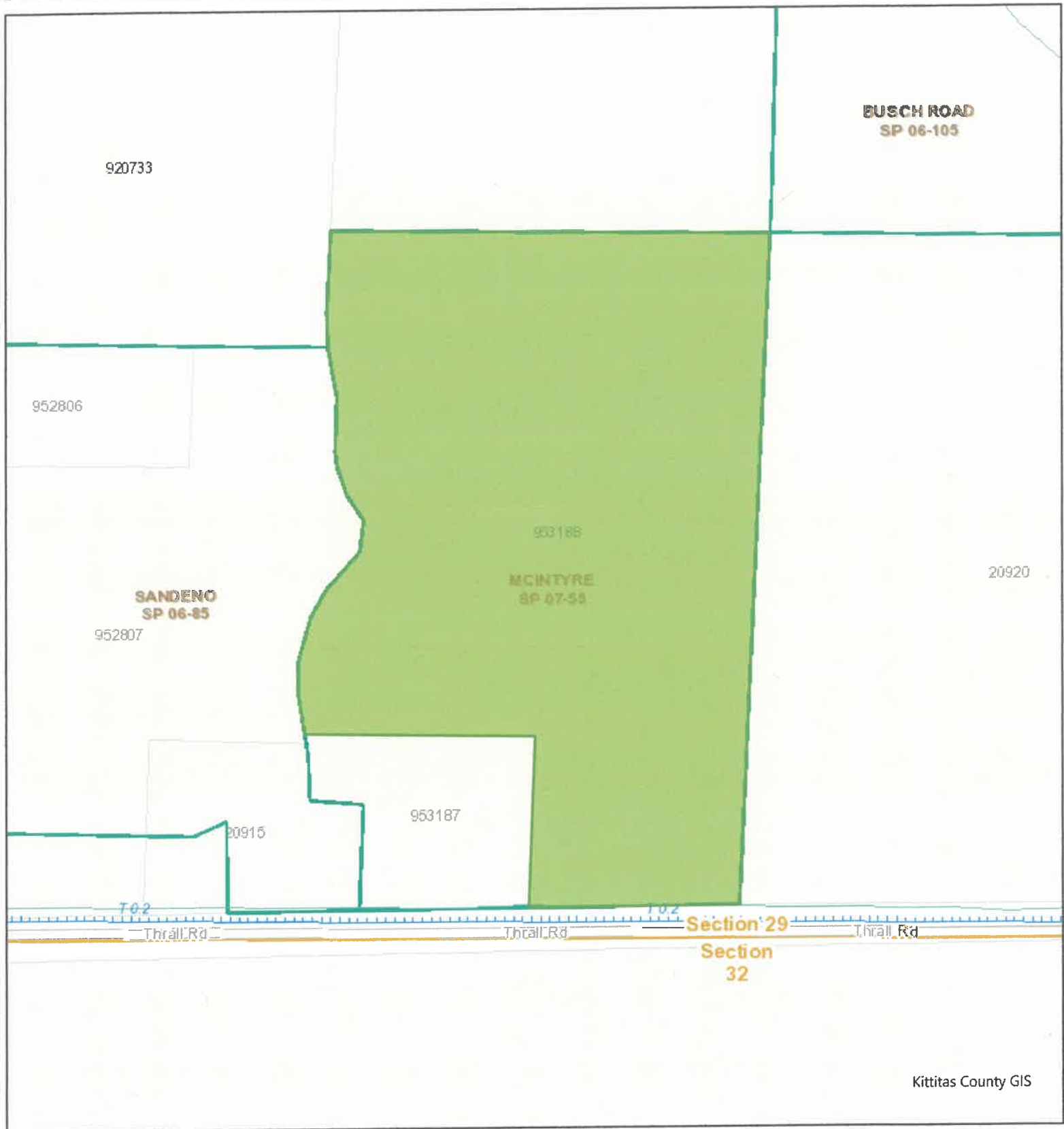
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1 inch equals 188 feet

0 0.01 0.02 0.04 mi



# Kittitas County COMPAS Map



Date: 8/27/2024

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1 inch equals 376 feet

