

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48153904

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: August 22, 2022

Issued by:

AmeriTitle, LLC
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

President

ATTEST
[Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-48153904

SUBDIVISION GUARANTEE

Order No.: 560280AM
Guarantee No.: 72156-48153904
Dated: August 29, 2022 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40
Extra Chain Charges: \$300.00
Sales Tax: \$25.20

Your Reference: 1310 & 1585 Tjossem Rd, Ellensburg, WA 98926

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:

PARCEL 1:

All that portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying West of the right of way of State Highway PSH No. 3 (SR 82) and South of a line 478.5 feet South and parallel with the North line of said Quarter of Quarter section.

PARCEL 2:

TRACT A:

The North Half of the Northwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT the right of way of Interstate Highways I-82 and I-90 (PSH 3).

TRACT B:

The Southeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT the right of way of Interstate Highway I-82 (PSH 3).

TRACT C:

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The Northeast Quarter of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of the Northeast Quarter of the Southwest Quarter of said Section 18 which is described as follows:

Beginning at a point 1,146.6 feet East of the Southwest corner of said Quarter of Quarter section and on the North right of way line of the Tjossem Road; thence at a right angle North from said point 150.7 feet; thence East at a right angle and parallel to said North right of way line 96.6 feet to the West bank of an irrigation ditch; thence Southwesterly along said West bank 155.0 feet to the North right of way of said Tjossem Road; thence West along North right of way 60.1 feet to the point of beginning.

AND EXCEPT Parcel A of that certain survey as recorded April 11, 1989 in Book 16 of Surveys, page 21, under Auditor's File No. 519759, records of Kittitas County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

AND EXCEPT right of way for Tjossem County Road.

TRACT D:

That certain portion of the Northwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington lying West of a line drawn parallel and 990 feet West of the East line of the above described Quarter of Quarter section.

EXCEPT the right of way of Interstate 82 (PSH 3);

AND EXCEPT any portion lying within Parcel A of that certain survey as recorded April 11, 1989 in Book 16 of Surveys, page 21, under Auditor's File No. 519759, records of Kittitas County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

PARCEL 3:

TRACT A:

The Southwest Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

The West Half of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT right of way for Tjossem County Road.

TRACT C:

The Southeast Quarter of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of the South Half of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington, described as follows:

Beginning at the Northwest corner of Section 19, Township 17 North, Range 19 East, W.M., thence North $87^{\circ}42'10''$ East, along the North boundary line of said Section 19, 1,195.70 feet to the true point of beginning; thence North $00^{\circ}13'30''$ West, 1,301.36 feet, more or less, to the South right of way boundary of the Tjossem County Road; thence North $87^{\circ}25'16''$ East, along said right of way boundary, 20.02 feet; thence South $00^{\circ}13'30''$ East, 1,301.46 feet, more or less, to the North boundary line of said Section 19; thence South $87^{\circ}42'10''$ West, along said North boundary line, 20.01 feet, more or less, to the true point of beginning.

AND EXCEPT right of way for Tjossem County Road.

PARCEL 4:

That portion of the following described Tract "A" lying Southerly and Westerly of the following described line:

Beginning at a point opposite Highway Engineer's Station TJ16+00 and 65 feet Southerly therefrom, when measured at right angles and/or radially, to the TJ Line of Primary State Highway No. 7 (SR 90) and Primary State Highway No. 3 (SR 90) (SR 82), Bull Road to Renslow; thence Easterly to a point opposite Highway Engineer's Station LS61+25 and 75 feet Westerly from the LS line of said highway; thence Southerly, parallel to said LS line to a point opposite Highway Engineer's Station LS 69+50 and the end of this line description.

"TRACT A:"

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, and running thence South along the West boundary line of said Quarter of Quarter section, 29 rods; thence East 27.5 rods; thence North 29 rods to the North boundary line of said Quarter of Quarter section; and thence West along the North boundary line thereof, 27.5 rods to the point of beginning.

PARCEL 5:

A parcel of land lying in the South Half of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington; this parcel is part of the old right of

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way existing Tjossem Road, and the new right of way known as the TJ-Line (see Washington State Department of Transportation Plans SR82 M.P. 0.62 to 3.79 sheet 24 of 102 sheets, June 12, 1969.) Commencing at a point which is the intersection of the North right of way of existing Tjossem Road and the North right of way of said TJ-Line (approximately TJ-Line Station 9+31.20) said point being the true point of beginning. Thence Easterly along the North right of way of the existing Tjossem Road to the West right of way line of SR82, thence Southerly along the West right of way of SR82 to the Northerly right of way of the TJ-Line, thence Westerly along the Northerly right of way of the TJ-Line 120 feet to a point which is 100 feet + or - Northerly and perpendicular to the centerline of TJ-Line, thence Southerly and perpendicular to centerline of TJ-Line 25 feet, thence Westerly to a point which is 60 feet Northerly and perpendicular to centerline station TJ-Line 15+50, thence Westerly to a point which is 45 feet perpendicular and Northerly of centerline station TJ 13+32.49 PC, thence Westerly along the Northerly right of way line of said TJ-Line to the point of beginning.

PARCEL 6:

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT right-of-way for Tjossem County Road.

PARCEL 7:

Parcel F of that certain Survey as recorded December 20, 2013, in Book 39 of Surveys, pages 7 and 8, under Auditor's File No. 201312200040, records of Kittitas County, Washington; being a portion of the East Half of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 8:

Government Lots 1, 2 and 3, and the East Half of the Northwest Quarter of Section 19, Township 17 North, Range 19 East, W.M., records of Kittitas County, State of Washington,

EXCEPT that portion of Government Lot 1 of said Section 19, described as follows:

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Beginning at the Northwest corner of said Section 19;
Thence East along the North line of said Section 300 feet;
Thence South 1,300 feet;
Thence West 300 feet to the West line of said Section;
Thence North 1,300 feet to the point of beginning;
EXCEPT that portion of Government Lots 2 and 3 of said Section 19, described as follows:
Beginning at the Southwest corner of said Section 19;
Thence North 0°20'23" West, along the West boundary of said Section 19, 1,318.62 feet;
Thence North 88°53'03" East, 54.05 feet to the true point of beginning;
Thence North 88°53'03" East, 1,162.69 feet;
Thence North 0°18'19" West, 632.27 feet;
Thence North 47°54'11" West, 385.44 feet;
Thence North 54°13'22" West, 1,075.09 feet;
Thence South 0°01'59" West, 1,541.84 feet to the true point of beginning;
EXCEPT the right of way of Woodhouse County Road along the West line, thereof; and
EXCEPT the right of way of Interstate Highway 82 as condemned in Kittitas County Superior Court Case No. 16914.

PARCEL 9:

That portion of the South Half of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, described as follows:
Beginning at the Northwest corner of Section 19, Township 17 North, Range 19 East, W.M.;
Thence North 87°42'10" East, along the North boundary line of said Section 19, 1,195.70 feet to the true point of beginning;
Thence North 00°13'30" West, 1,301.36 feet, more or less, to the South right of way boundary of the Tjossem County Road;
Thence North 87°25'16" East, along said right of way boundary 20.02 feet;
Thence South 00°13'30" East, 1,301.46 feet, more or less, to the North boundary line of said Section 19;
Thence South 87°42'10" West, along said North boundary line, 20.01 feet, more or less to the true point of beginning.

Parcels 8 and 9 above are also shown of record as Parcels A and B of that certain Survey as recorded January 16, 1992, in Book 18 of Surveys, pages 102 and 103, under Auditor's File No. 545999, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M. and a portion of the West Half of Section 19, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 10:

The Northeast Quarter of the Northwest Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPT:

1. That portion of the Northeast Quarter of the Northwest Quarter of said Section 13, which is described as follows: Beginning at a point on the South right of way line of the County Road, which is 28.0 feet South of a point 171.0 feet East of the West one-

sixteenth section corner on the North boundary line of said Section 13; thence running North 89°36' East along said road, 350.0 feet; thence South 4°12' East, 310 feet; thence South 89°36' West, 350.0 feet; thence North 4°12' West, 310.0 feet to the point of beginning;

2. The right of way of County Road known as Berry Road along the North line thereof.
3. The right of way of County Road known as Bull Road (now known as Berry Road) along the East line thereof.

AND

All that portion of the Northwest Quarter of the Northwest Quarter and of the South Half of the Northwest Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies East of the right of way of the Burlington Northern Railroad Company (formerly the Northern Pacific Railway Company); EXCEPT:

1. The right of way of Primary State Highway No. 3 (SR 97) along the Southwesterly boundary thereof;
2. The right of way of County road known as Berry Road along the North line thereof;
3. The right of way of County Road known as Bull Road (now known as Berry Road) along the East line thereof;
4. That portion conveyed to the City of Ellensburg by deed recorded under Kittitas County Auditor's File No. 199907130034.

PARCEL 11:

Parcel A of that certain Survey as recorded November 15, 2001, in Book 27 of Surveys, pages 27 and 28, under Auditor's File No. 200111150025, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 12:

Parcel B of that certain Survey as recorded November 15, 2001, in Book 27 of Surveys, pages 27 and 28, under Auditor's File No. 200111150025, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Valley Land Company, L.L.C., a Washington Limited Liability Company, as to Parcels 1 through 10 and Parcel 12
Mid Valley Investment Properties L.L.C., a Washington Limited Liability Company, as to Parcel 11

END OF SCHEDULE A

(SCHEDULE B)

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Policy No: 72156-48153904

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: 2022
Tax Type: County
Total Annual Tax: \$8,576.66
Tax ID #: 020233 (Affects: Parcels 1 through 5)
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,288.33
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$4,288.33
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

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7. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$6,878.94
Tax ID #: 258936 (Affects: Parcels 6 through 7)
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,439.47
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$3,439.47
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$6,613.27
Tax ID #: 290233 (Affects: A portion of Parcel 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,306.64
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$3,306.63
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
9. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$77.79
Tax ID #: 630233 (Affects: A portion of Parcel 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$38.90
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$38.90
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
10. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$41.34
Tax ID #: 010233 (Affects: Parcel 9)
Taxing Entity: Kittitas County Treasurer
First Installment: \$41.34
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
11. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,626.58
Tax ID #: 668733 (Affects: Parcel 10)
Taxing Entity: Kittitas County Treasurer
First Installment: \$813.29
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$813.29
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022

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12. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$3,424.74
Tax ID #: 908733 (Affects: Parcel 11)
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,712.37
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,712.37
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
13. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$376.62
Tax ID #: 16877 (Affects: Parcel 12)
Taxing Entity: Kittitas County Treasurer
First Installment: \$188.31
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$188.31
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
14. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 020233 (Affects: Parcels 1 through 5)

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.
15. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 290233 (Affects: A portion of Parcel 8)

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.
16. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.
Amount: \$0.00 (Paid)
Parcel No. : 908733 (Affects: Parcel 11)

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.
17. 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.

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Walter A. Bull, G.W. Carver, R. P. Tjossem
Purpose: Irrigation ditch
Recorded: October 13, 1885
[Book C of Deeds, Page 550](#)
Affects: Portions of said Sections 13 and 18
19. Any right that Grant Bull and James Kay or either of them may have to convey water through or over the East Half of the Northwest Quarter of said Section 19 as disclosed by deed from John Bull and wife to Peter Wippel, dated June 6, 1916 and recorded in [Book 30 of Deeds, page 479](#).
20. The provisions contained in deed from Benjamin F. Watson and James Ramsay, Executors of the will of James Watson, deceased, to Henry Billeter,
Date: October 14, 1919,
Book 34 of Deeds, Page 15
Auditor's File No.: [54563](#)
As follows: "Subject to rights of way for all irrigation ditches and canals now running over said land and used for the irrigation of other lands."
Affects: A portion of the Northwest Quarter of said Section 18
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Rebecca Donald
Purpose: Rights of way for irrigation ditches
Dated: February 17, 1923
Book 38 of Deeds, Page 509
Auditor's File No.: [68704](#)
Affects: A portion of said Section 18
22. Rights of way for roads and irrigating ditches, including rights of way for all existing ditches across said tract to convey water to the Southwest Quarter of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., as reserved in deed from Albert Tjossem, et al, dated July 11, 1922, and recorded June 5, 1923, in Book 38 of Deeds, page 503, under Auditor's File No. [68685](#).
23. 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 Telephone and Telegraph Company
Purpose: Power lines
Recorded: July 26, 1929
Book 47 of Deeds, Page 491
Auditor's File No.: [96556](#)
Affects: A portion of said Section 13

Said Easement assigned by Assignment of Right of Way dated September 2, 1959, recorded September 21, 1959, in Volume 105, Page 33, under Auditor's File No. [278670](#), to Ellensburg Telephone Company, its successor and assigns.

24. The provisions contained in deed,
Recorded: November 13, 1929,
Instrument No.: [98074](#).
As follows:
1) That should the dwelling house to be erected on the said East Half of said quarter section cease to be used as a dwelling house or said dwelling house be moved from said premises, then said grantors may at their option have the fence enclosing said right of way removed.
2) That grantors shall not be responsible for seepage collecting from irrigation on said right of way.
3) That the grantors shall have the privilege of crossing said right of way with an irrigating ditch, but the grantee, may at his option, construct a culvert for the use of said grantors in crossing said right of way.
4) That grantee shall construct and maintain one-half of fence on West side of right of way and hone-half of fence on each side of right of way.
25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Emma Fitterer
Purpose: Power line
Dated: January 30, 1935
Book 53 of Deeds, Page 276
Auditor's File No.: [120006](#)
Affects: Southwest Quarter of the Southwest Quarter of Section 18
26. A right of way 20 feet In width lying next to the east boundary of the Southeast Quarter of the Southeast Quarter of said Section 13, beginning on the South boundary line of said Quarter of Quarter section and running thence North to Wilson Creek, said right of way being for the purpose of building and maintaining an irrigation ditch, together with a head-box, as may be necessary to divert water from Wilson Creek, as granted to Mrs. P. G. Fitterer by easement dated July 21, 1937, and recorded in [Book 58 of Deeds, page 62](#). Said easement also provides that the dirt that is removed by the construction of the ditch may be used in extending and in maintaining the dike that is situated 30 feet, more or less, east of said right of way.
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: to Lawrence McClellan, Dietrich Schmitz, G.E. Karlen and others
Purpose: Collect and convey water
Recorded: November 21, 1946
Instrument No.: [191980](#)
Book 74 of Deeds, Page 36
Affects: Parcel 6
28. 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 Pipeline Corporation, a Delaware corporation
Purpose: A pipeline for the transportation of oil, gas and the products thereof
Recorded: April 5, 1956
Instrument No.: [256598](#)
Affects: East Half of the Northwest Quarter of Section 19

29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instruments dated February 8, 1956, from Paul F. Wippel and Mary M. Wippel, husband and wife, to Pacific Northwest Pipeline Corporation, a corporation, filed for record April 5, 1956, and recorded in Book 97 of Deeds, page 510, and an easement dated February 20, 1956, from Puget Sound National Bank of Tacoma, Trustee, to Pacific Northwest Pipeline Corporation, a corporation, filed for record April 5, 1956, and recorded in Book 97 of Deeds, page 503:
Purpose: A pipeline for the transportation of oil and gas
Auditor's File No.: [256599](#) and [256597](#)
Affects: Said Sections 18 and 19
30. 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 Pipeline Corporation, a Delaware corporation
Purpose: The purpose of constructing, using and maintaining an access road
Recorded: April 18, 1958
Instrument No.: [269723](#)
Affects: A portion of Government Lot 3 of said Section 19
31. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Anna Billeter, Henry R. Billeter and Anna Beatrice Woodard.
Dated: November 30, 1959
Book: 105 of Deeds, Page 445
Auditor's File No.: [280547](#)
Affects Portions of said Sections 13 and 18
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.
32. 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 line
Recorded: June 25, 1963
Instrument No.: [305370](#)
Book 112, Page 680
Affects: A portion of said Section 13
33. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Decree of Appropriation, Kittitas County Superior Court Cause No. [16924](#), dated June 19, 1968.
To: State of Washington
34. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Decree of Appropriation, Kittitas County Superior Court Cause No. [16914](#), dated October 28, 1969.
To: State of Washington
35. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington
Purpose: Channel change of Naneum Creek
Condemned In: [Kittitas County Superior Court Case No. 16914](#)
Affects: A 40 foot strip of land lying Easterly and adjacent to Interstate Highway 82 and a strip of land 80 feet and 120 feet in width lying Westerly and adjacent to Interstate Highway 82

36. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington
Purpose: Haul road
Condemned In: [Kittitas County Superior Court Case No. 16914](#)
Affects: A strip of land 40 feet in width over and across a portion of the Northwest Quarter of Section 19
37. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington
Purpose: Irrigation facility
Recorded: April 21, 1971
Instrument No.: [367133](#)
Volume 19, Page 662
Affects: A portion of said Section 18
38. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed on lands conveyed by Quit Claim Deed dated March 8, 1972 and recorded March 22, 1972, under Auditor's File No. [374092](#).
To: State of Washington
Affects: A portion of said Section 18
39. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Subject to irrigation easements over the Easterly 25 feet and the Northerly 25 feet of the above described lands
Recorded: March 22, 1972
Instrument No.: [374092](#)
Volume 28, Pages 553 and 554
Affects: A portion of said Section 18
40. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: Mary T. Wippel
Recorded: July 11, 1973
Instrument No.: [383560](#)
Purpose: Irrigation ditch
Volume 41, Page 213
Affects: A portion of said Section 18
41. Well Agreement, and the terms and conditions contained therein
Between: Judith L. Nickerson, a single woman, Brian Norelius, a single man and Robert Billeter, a single man
Recorded: May 10, 1988
Instrument No.: [512262](#)
Affects: A portion of said Section 13
42. Joint Well Agreement and Easement, and the terms and conditions contained therein
Between: Robert S. Billeter, a single man, Dan H. Brunson and Georgia M. Brunson, husband and wife, Jeffrey T. Brunson, a single man, and The Estate of Frank Billeter, deceased
Recorded: April 5, 1989
Volume 288, Page 64 through 68
Instrument No.: [519683](#)
Affects: A portion of said Section 18

43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Electrical, telephone, television cable and other utilities
Recorded: October 28, 1991
Instrument No.: [544215](#)
Volume 326, Pages 895 through 905
Affects: A portion of said Section 18
44. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 16, 1992
Book: 18 of Surveys, Pages: 102 and 103
Instrument No.: [545999](#)
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Notes contained thereon
45. 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: Natural gas pipeline
Recorded: November 5, 1998
Instrument No.: [199811050028](#)
Affects: A portion of said Sections 13 and 18

Easement Amendment recorded December 23, 2003, under Auditor's File No. [200312230015](#).
46. 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.
Purpose: Underground natural gas facility
Recorded: June 2, 1999
Instrument No.: [199906020001](#)
Affects: A portion of said Section 18
47. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas County
Purpose: Ingress and egress
Recorded: June 2, 1999
Instrument No.: [199906020019](#)
Affects: A portion of said Section 18
48. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: City of Ellensburg, a municipal corporation
Purpose: The construction, maintenance of public street improvements with necessary appurtenances, over, under and across said premises
Recorded: June 13, 1999
Instrument No.: [199907130033](#)
Affects: Portion of the Northwest Quarter of said Section 13
49. Possibility of past, present and future assessment charges levied by the Bull Ditch District, as disclosed by Real Estate Contract recorded September 29, 2000 under Auditor's File No. [200009290068](#).
Affects: Portion of the Southeast Quarter of said Section 13

50. Hold Harmless Agreement, including the terms and provisions thereof,
Recorded: September 29, 2000
Instrument No.: [200009290068](#)
Between: Frances Loree Newman, as Trustee for the Testamentary Trust of Leonard L. Newman
And: Jeffrey T. Brunson and Jacqueline S. Brunson, husband and wife
Affects: Portion of the Southeast Quarter of said Section 13
51. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: November 15, 2001
Book: 27 of Surveys Page: 27 and 28
Instrument No.: [200111150025](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon
c) Overhead power lines shown thereon
d) Location of a shed in relation to boundary of said Parcel B
e) Boundary of Wilson Creek Shown thereon
52. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and
such other exceptions as may appear necessary upon recording thereof,
Lessor: Jeffrey T. Brunson
Lessee: Cellco Partnership, dba Verizon Wireless
Disclosed by: Memorandum of Land Lease Agreement
Term: 5 years with provisions for extending the term for four (4) additional five (5) year periods
Date: November 8, 2002
Recorded: December 3, 2002
Instrument No.: [200212030029](#)
Affects: A portion of said Section 13
53. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Jeffrey Thomas Brunson and Jackie S. Brunson
Secured Party: Wheatland Bank
Recorded: September 3, 2013
Instrument No.: [201309030004](#)
Affects: A portion of said Sections 13 & 18
- A change to the above Financing Statement was filed:
Recorded: August 16, 2018
Instrument No.: [201808160020](#)
Nature of Change: Continuation
54. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: December 20, 2013
Book: 39 of Surveys, Pages: 7 and 8
Instrument No.: [201312200040](#)
Matters shown:
a) Location of Bull Ditch
b) Location of fencelines in relation to property boundaries
c) Location of ditch
d) 8' Easement "Q"
e) Notes contained thereon
Affects: A portion of said Section 13

55. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Valley Land Company, LLC, a Washington Limited Liability Company
Purpose: Underground pipes
Recorded: December 30, 2013
Instrument No.: [201312300023](#)
Affects: A portion of said Section 13
56. 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: December 30, 2013
Instrument No.: [201312300024](#)
Affects: A portion of said Section 13
57. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless
Lessee: ATC Sequoia LLC, a Delaware limited liability company
Disclosed by: Memorandum of Lease
Date: March 27, 2015
Recorded: October 12, 2015
Instrument No.: [201510120017](#)
Affects: Parcel 6
58. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$906,750.00
Mortgagor: Valley Land Company LLC
Mortgagee: Wheatland Bank
Recorded: December 15, 2015
Instrument No.: [201512150003](#)
Affects Parcel 10 and other land
59. Easement Grant, including the terms and provisions thereof,
Recorded: July 11, 2019
Instrument No.: [201907110029](#)
Between: Fenceline, LLC, a Washington Limited Liability Company
And: Valley Land Company, LLC, a Washington Limited Liability Company
Affects Parcels 7, 10 and 12
60. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$2,396,000.00
Trustor/Grantor: Valley Land Company LLC, a Washington Limited Liability Company
Trustee: AmeriTitle, LLC
Beneficiary: Wheatland Bank
Dated: June 18, 2021
Recorded: June 24, 2021
Instrument No.: [202106240038](#)
Affects: Parcels 1 through 7

61. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 21, 2022
Book: 44 of Surveys Page: 184 through 188
Instrument No.: [202204210015](#)
Matters shown:
a) Fencelines in relation to boundaries
b) Notes thereon
62. Effect, if any, of a Survey,
Recorded: April 21, 2022, in Book 44 of Surveys, pages 184 through 188
Instrument No.: [202204210015](#)

Said survey appears to depict a boundary line adjustment in progress. Further information is required in order to complete the adjustment and amend the legal description.
63. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Wilson Creek, if it is navigable.
64. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Naneum Creek, if it is navigable.
65. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Unnamed Creek or Stream, if it is navigable.
66. Any question of location, boundary or area related to the Wilson Creek, including, but not limited to, any past or future changes in it.
67. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.
68. Any question of location, boundary or area related to the Unnamed creek or stream, including, but not limited to, any past or future changes in it.
69. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

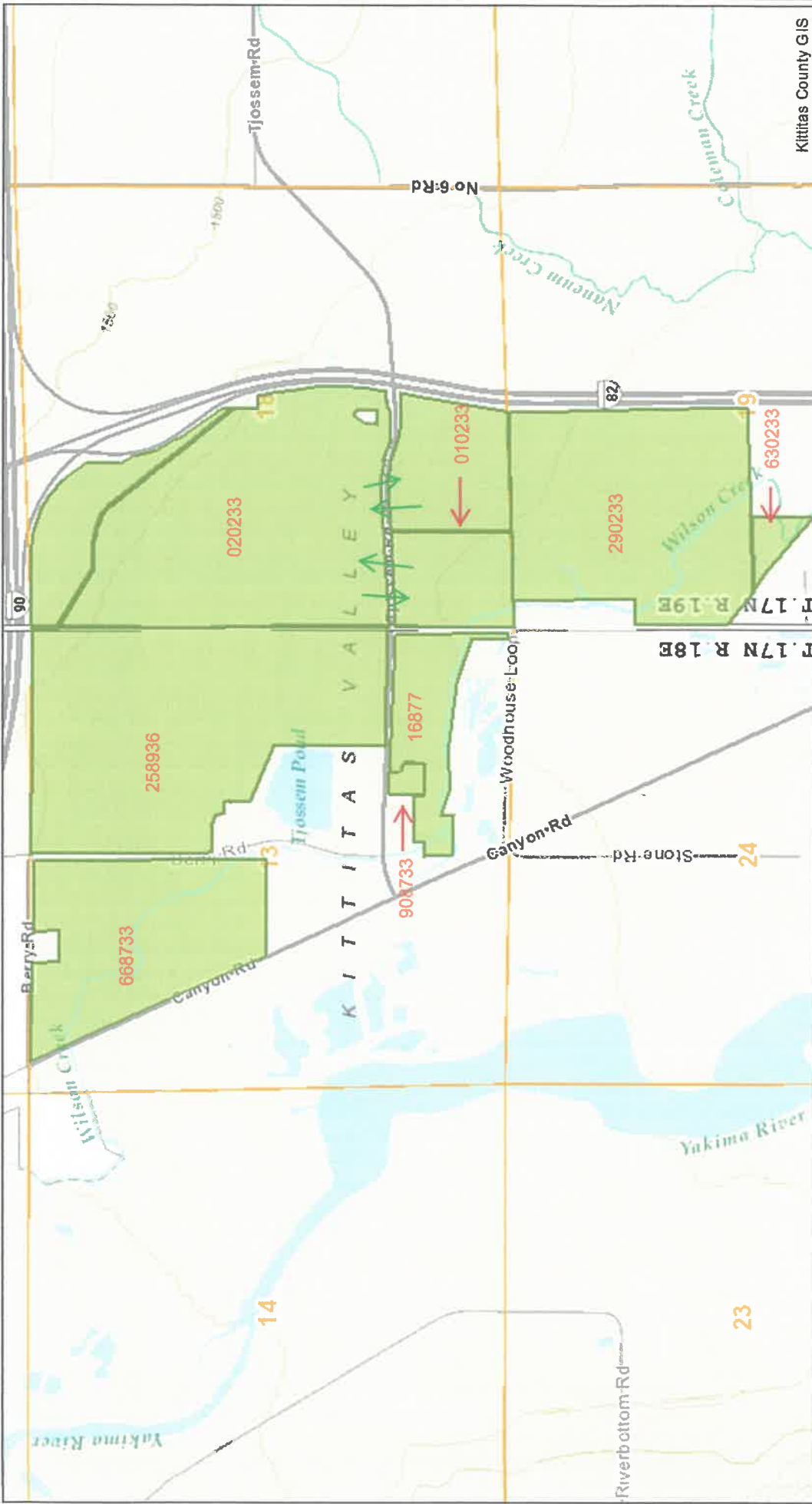
Notes:

- 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: Ptns of Section 13, Township 17 N, Range 18 E, and of Sections 18 & 19, Township 17 N, Range 19 E, W.M.
- c. Information in possession of the Company indicates that a division of Land has occurred or is contemplated in the current transaction involving the Land described in this commitment. The proposed insured should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel.

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).

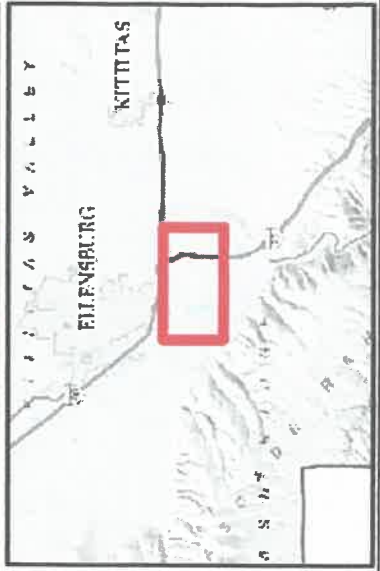
END OF GUARANTEE

Valley Land / Mid Valley Investment



1 inch = 2,366 feet

Relative Scale 1:28,388



Date: 8/30/2022

Disclaimer:
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

