

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48423578

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: December 5, 2023

Issued by:

AmeriTitle, LLC
503 N Pearl St., Ste 101
Ellensburg, WA 98926
(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Thomas C. Hall

President

ATTEST

Tom C. Hall

Secretary

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

Subdivision Guarantee Policy Number: 72156-48423578

SUBDIVISION GUARANTEE

Order No.: 616458AM
Guarantee No.: 72156-48423578
Dated: December 5, 2023

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:

Snag Canyon LLC, a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

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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: 2023
Tax Type: County
Total Annual Tax: \$273.58
Tax ID #: 374136
Taxing Entity: Kittitas County Treasurer
First Installment: \$136.79
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$136.79
Second Installment Status: Delinquent
Second Installment Due/Paid Date: October 31, 2023

Tax Year: 2023

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Tax Type: County
Total Annual Tax: \$1,417.88
Tax ID #: 364136
Taxing Entity: Kittitas County Treasurer
First Installment: \$708.94
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$708.93
Second Installment Status: Delinquent
Second Installment Due/Paid Date: October 31, 2023

7. We note that the forthcoming transaction is a guarantee only. However, if in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents of existing real estate contracts), please be aware of the following:

This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer 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. Waiver of damages contained in deeds to the Kittitas Reclamation District dated January 30, 1932 and October 12, 1931 and recorded in [Book 52 of Deeds, page 124](#) and [Book 52 of Deeds, page 125](#), respectively, records of Kittitas County, Washington, as follows:

"Said grantor, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their land adjacent to the land herein conveyed, by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by the grantee, its successors or assigns, over and upon the land herein conveyed."

10. A permit affecting said land to run a ditch from the Kittitas Reclamation District Ditch through the fence into the Marion Bailey farm to carry water to his place, said ditch being located in the Southwest corner of the Northeast Quarter where the Reclamation ditch bends toward the Southwest corner of grantors' farms, and said land where said ditch is constructed being too thin and rocky to farm, as conveyed by Raymond R. Shull and Mary E. Shull to Marion Bailey by permit dated April 1, 1952, and recorded April 22, 1952, in ["E" of Miscellaneous, page 295-A](#), records of Kittitas County, Washington.

11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Lynn B. Henderson and Vija Henderson.

Recorded: May 16, 1985
Instrument No.: [487584](#)

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.

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: Lynn B. Henderson, an unmarried man, and Vija Henderson, an unmarried woman, as joint tenants

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- Purpose: Irrigation pipe
Recorded: October 24, 1985
Instrument No.: [491501](#)
13. Agreement for Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1, and Jim Cannell
Recorded: September 16, 1991
Instrument No.: [542968](#)
14. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$1,551,000.00
Mortgagor: Snag Canyon, LLC, a Washington Limited Liability Company
Mortgagee: North Cascades Bank, a Division of Glacier Bank
Recorded: April 3, 2020
Instrument No.: [202004030009](#)
Affects: Said premises and other land
15. Assignment of Rents, including the terms and provisions thereof,
Grantor: Snag Canyon, LLC, a Washington Limited Liability Company
Lender: North Cascades Bank, a Division of Glacier Bank
Recorded: April 3, 2020
Instrument No.: [202004030010](#)
16. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Snag Canyon, LLC
Secured Party: North Cascades Bank, a Division of Glacier Bank
Recorded: April 3, 2020
Instrument No.: [202004030011](#)
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

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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: Ptn NE Quarter Section 31, Township 18N, 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. 616458AM

Parcel 1:

The Northeast Quarter of Section 31, Township 18 North, Range 20 East, W.M. in the County of Kittitas, State of Washington,

EXCEPT

Tracts of Land within the Southwest Quarter of the Northeast Quarter of said section, heretofore conveyed to the Kittitas Reclamation District, by Deed dated January 30, 1932 and recorded in [Book 52 of Deeds, page 124](#);

EXCEPT

Right of way thirty feet in width over the East Half of the Northeast Quarter of said section, conveyed to Kittitas Reclamation District, by Deed dated October 12, 1931 and recorded in [Book 52 of Deeds, page 125](#); and

EXCEPT

That portion of the West Half of the Northeast Quarter of said Section 31, lying within the following described tract of land:

A tract of land bounded by a line beginning at the Northwest corner of the Northeast Quarter of said section;

Thence South 00°07'25" East along the Westerly boundary line of the Northeast Quarter of said section, a distance of 48.81 feet to the Southeasterly right of way boundary line for the county road known as South Caribou Road, said point being the true point of beginning;

Thence North 42°37'30" East along the Southeasterly right of way boundary line for said county road a distance of 14.59 feet;

Thence continuing along the Southeasterly right of way boundary line of said county road on a 602.96 foot radius curve concave to the Northwest an arc distance of 50.58 feet to the Northerly boundary line of the West Half of the Northeast Quarter of said section, said chord being 40°13'19" East, a distance of 50.56 feet;

Thence North 89°16'41" East, along the Northerly boundary line of the Northeast Quarter of said section a distance of 59.77 feet;

Thence South 00°02'59" West along an existing fence line a distance of 433.14 feet;

Thence South 00°13'14" East along an existing fence line a distance of 759.56 feet;

Thence South 00°09'15" East along an existing fence line a distance of 469.19 feet;

Thence South 00°26'32" West along an existing fence line a distance of 378.34 feet;

Thence South 02°10'30" West along an existing fence line a distance of 462.64 feet;

Thence South 03°07'58" West along an existing fence line a distance of 202.18 feet to the Northwesterly right of way boundary line for the Kittitas Reclamation District lateral known as N.B. 26.1-1.4;

Thence South 59°02'37" West along the Northwesterly right of way boundary line of said lateral, a distance of 25.81 feet;

Thence South 44°36'37" West along the Northwesterly right of way boundary line of said lateral, a distance of 66.34 feet to the Westerly boundary line of the Northwest Quarter of the Southeast Quarter of said section'

Thence North 00°07'25" West along the Westerly boundary line of the Northwest Quarter of the

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Southeast Quarter of said section a distance of 66.84 feet to the Northwest corner of the Northwest Quarter of the Southeast Quarter of said section;
Thence continuing North 00°07'25" West, along the Westerly boundary line of the West Half of the Northeast Quarter of said section, a distance of 2,647.95 feet to the Southeasterly right of way boundary line of the county road known as South Caribou Road, and to the true point of beginning.

Parcel 2:

An easement for ingress and egress over and across a tract of land in the Southeast Quarter of Section 30, Township 18 North, Range 20 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the intersection of the Southeasterly boundary line of County Road with the South boundary line of said Southeast Quarter;
Thence East along the South boundary line of said Southeast Quarter, a distance of 119.77 feet;
Thence North in a straight line to the intersection with the Southeasterly boundary line of said County Road known as South Caribou Road;
Thence Southwesterly along said Southeasterly boundary line to the South boundary line of said Southeast Quarter and the true point of beginning.

