



CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694269

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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: April 24, 2015

Issued by:

AmeriTitle, Inc.

101 W FifthEllensburg, WA 98926

(509) 925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President



ATTEST

Secretary

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

Subdivision Guarantee Policy Number: 72156-44694269

SUBDIVISION GUARANTEE

Order No.: 42878AM
Guarantee No.: 72156-44694269
Dated: April 24, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Manord Rucker and Encompass Engineering & Surveying

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:

The Easterly 298.89 feet of the Southerly 324.00 feet, all when measured at right angles thereof, of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., Kittitas County, Washington.

EXCEPT: Right of way for the county road (Hidden Valley Road) along the East line thereof.

Title to said real property is vested in:

Manord J. Rucker and Joy D. Rucker, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 42878AM
Policy No: 72156-44694269

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: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$1,980.60
Tax ID #: 20-17-30040-0009 (670736)
Taxing Entity: Kittitas County Treasurer
First Installment: \$990.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$990.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

7. Right of way for Knight Canal Company Ditch, an irrigation ditch, as disclosed by Deed to M. C. Ballard, dated December 5, 1905, and recorded in Book 11 of Deeds, page 97.

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8. Well agreement, and the terms and conditions thereof, dated November 24, 1975, recorded April 5, 1976, under Auditor's File No. 403866, by and between Bernice A. Owens, Grantor, and Allen Minerich and Linda M. Minerich, husband and wife, Grantees.
9. The provisions contained in Warranty Deed,
Recorded: January 14, 1977,
Instrument No.: 410442.
As follows: It is understood and agreed that the State shall construct on its right of way an off and on approach, not to exceed 20 feet in width on the Southerly side of said highway at or near HES 464+50. Said approach shall be maintained between the right of way line and the shoulder line of said highway by the grantors, their heirs, successors or assigns. The grantors herein further grant to the State of Washington, or its agents, the right to enter upon the grantor's remaining lands where necessary to construct said approach.
10. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
11. Agreement and the terms and conditions contained therein
Between: Jay R. Ballard & Jeanne L. Ballard
And: Bernice A. Ballard
Purpose: Water Use
Recorded: March 16, 2005
Instrument No.: 200503160048
12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$174,000.00
Trustor/Grantor: Manord J. Rucker and Joy Rucker, husband and wife
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank National Association N.D.
Dated: October 31, 2005
Recorded: November 20, 2005
Instrument No.: 200511280035

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.

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:

Note No. 3: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded : August 17, 2000

Auditor's File No.: 200008170014

Manufactured Home: 1998 Valley 56 X 40 VMHI2834W82814ABC

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

CHICAGO TITLE INSURANCE COMPANY



Policy No. 72156-44694270

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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: April 24, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President



ATTEST

Secretary

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

Subdivision Guarantee Policy Number: 72156-44694270

SUBDIVISION GUARANTEE

Order No.: 42889AM
Guarantee No.: 72156-44694270
Dated: April 24, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Manord Rucker and Encompass Engineering & Surveying

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:

That portion of the Southeast Quarter AND of the Southeast Quarter of the Southwest Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which lies South of Primary State Highway No. 2, (U.S. 97), West of Hidden Valley County Road and East of a line which is parallel to and 360 feet West of the East line of said Southeast Quarter of the Southwest Quarter.

EXCEPT:

1. That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., described as follows:

Beginning at the Southeast corner of said Quarter of Quarter section and running thence North along the East line of said section, 900 feet to the true point of beginning; thence continuing North along the said East line, 295.2 feet; thence West 295.2 feet; thence South parallel to the said East line, 295.2 feet; thence East 295.2 feet to the true point of beginning.

2. Parcel A of that certain survey as recorded December 6, 1989, in Book 16 of Surveys at page 90, under Auditor's File No. 525535, Records of Kittitas County, Washington; being a portion of the East Half of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

3. A strip of land 25.00 feet in width, when measured at right angles thereof, which lies Southerly of, adjacent to, and abutting the South boundary of the following described parcel:

That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of said quarter of quarter section and running thence North along the East line of said section 900 feet to the true point of beginning; thence continuing North along the said East line 295.2 feet; thence West 295.2 feet; thence South parallel to the said East line 295.2 feet; thence East 295.2 feet to the true point of beginning.

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4. Parcel 1 of that certain survey as recorded March 16, 1990 in Book 16 of Surveys, page 122, under Auditor's File No. 527756, records of Kittitas County, State of Washington, being a portion of the East one-half of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

5. That portion of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M. as conveyed to Joy D. and Manord Rucker by Deed recorded January 28, 1991 under Auditor's File No. 536691.

6. That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M. as conveyed to Jay R. Ballard by Deed recorded December 17, 2004 under Auditor's File No. 200412170012.

Title to said real property is vested in:

Bernice A. Ballard, also known as Babs Ballard and formerly known as Bernice A. Howe and as Bernice Owens, as her separate property

END OF SCHEDULE A

(SCHEDULE B)

Order No: 42889AM
Policy No: 72156-44694270

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 for the year 2015, payable after February 15, 2015, which become delinquent after April 30, 2015, if the first half not paid, reflecting an exemption, as allowed under Chapter 182, Laws of 1974, 1st Ex. Session and subsequent amendments thereto.

Full year	First Half	Second Half	
Amount:	\$275.66	\$137.83	\$137.83
Tax No: 20-17-30040-0006 (315535)			

NOTE: General Taxes and Assessments for the year 2015 without regard to the exemption \$1846.18.

NOTE: Any sale of said premises or death of the exempt taxpayer during the calendar year 2015 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser of the heirs than the foregoing amount.

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 W 5th St., Ste. 102
Ellensburg, WA 98926
(509) 962-7535

7. 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

Subdivision Guarantee Policy Number: 72156-44694270

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: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$54.41
Tax ID #: 20-17-30040-0002 (285535)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$27.20
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

8. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

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

9. Right of way for Knight Canal Company Ditch, an irrigation ditch, as disclosed by Deed to M.C. Ballard, dated December 5, 1905, and recorded in Book 11 of Deeds, page 97.
10. Well Agreement and the terms and conditions contained therein
Between: Bernice A. Owens, Grantor
And: Allen Minerich and Linda M. Minerich, husband and wife, Grantees
Recorded: April 5, 1976
Instrument No.: 403866
11. The provisions contained in Warranty Deed,
Recorded: January 14, 1977,
Instrument No.: 410442.
As follows: It is understood and agreed that the State shall construct on its right of way an OFF and ON APPROACH, not to exceed 20 feet in width on the Southerly side of said highway at or near HES 464+50. Said approach shall be maintained between the right of way line and the shoulder line of said highway by the grantors, their heirs, successors or assigns. The grantors herein further grant to the State of Washington, or its agents, the right to enter upon the grantor's remaining lands where necessary to construct said approach.
12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

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: Bernice A. Ballard, successors and assigns
Purpose: Repair, maintain, own and operate a well, watermain and water system facilities
Recorded: March 16, 2005
Instrument No.: 200503160046
14. Water Use Agreement and the terms and conditions contained therein
Between: Jay R. Ballard and Jeanne L. Ballard
And: Bernice A. Ballard
Recorded: March 16, 2005
Instrument No.: 200503160048

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.

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 SE Quarter AND of SE Quarter of SW Quarter of Section 30, Township 20N, Range 17E, W.M.

Note No. 3: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

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).

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END OF GUARANTEE

Subdivision Guarantee Policy Number: 72156-44694270