

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694295

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: June 3, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477

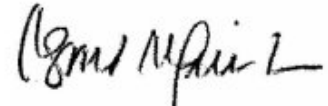


Authorized Signer

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: 72156-44694295

SUBDIVISION GUARANTEE

Order No.: 53530AM
Guarantee No.: 72156-44694295
Dated: June 3, 2015

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

Your Reference:

Assured: Jason Moe

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:

Parcels A and B of that certain Survey as recorded April 19, 1995, in Book 20 of Surveys, page 230, under Auditor's File No. 580726, records of Kittitas County, Washington; being a portion of the East Half of Section 26, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT Parcel B of that certain Survey as recorded April 5, 2002, in Book 27 of Surveys, page 129, under Auditor's File No. 200204050041, records of Kittitas County, Washington; being a portion of Southeast Quarter of Section 26, Township 19 North, Range 16 East, W.M., as conveyed by Deed recorded October 29, 2002 under Auditor's File No. 200210290033.

Title to said real property is vested in:

Bruce A. Moe, a married man as his separate estate

END OF SCHEDULE A

(SCHEDULE B)

Order No: 53530AM
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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: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$10,024.33
Tax ID #: 19-16-26040-0003 (869136)
Taxing Entity: Kittitas County Treasurer
First Installment: \$5,012.17
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$5,012.16
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$50.28
Subdivision Guarantee Policy Number: 72156-44694295

Tax ID #: 19-16-26040-0008 (17168)
Taxing Entity: Kittitas County Treasurer
First Installment: \$25.14
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$25.14
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$84.57
Tax ID #: 19-16-26040-0009 (17169)
Taxing Entity: Kittitas County Treasurer
First Installment: \$42.29
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$42.28
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

7. 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.

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power & Light Company
Recorded: March 19, 1964
Instrument No.: 311264
9. 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.
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 28, 1979
Book: 6 of Surveys Page: 66
Instrument No.: 436511
Matters shown:
a) Location of fenceline in relation to property boundary
11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Seattle-First National Bank, Executor of the estate of Frank J. Kelly, deceased.

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Recorded: May 6, 1985

Instrument No.:487364

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: Puget Sound Power and Light Company, a Washington corporation
Purpose: Electric transmission
Recorded: April 23, 1991
Instrument No.: 538709
Book 321, Page 565
Affects: The South Half of the Northeast Quarter and the Southeast Quarter of said Section 26
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Barry Burnett
Recorded: August 15, 1991
Instrument No.: 541984
Book: 324, Page: 634
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 17, 1995
Book: 20 Page: 230
Instrument No.: 580726
Matters shown:
 - a) Location of fencelines in relation to property boundaries
 - b) Proposed 15' wide easement
 - c) Location of underground powerline
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 5, 2002
Book: 27 Page: 129
Instrument No.: 200204050041
Matters shown:
 - a) Location of fencelines in relation to property boundaries
 - b) 20' access easement
 - c) 5' access and utility easement
 - d) Underground powerline
 - e) Location of ponds
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Jason Moe and Laurie Moe
Purpose: Ingress and egress
Recorded: October 29, 2002
Instrument No.: 200210290033
Affects: Said premises
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$322,700.00

Trustor/Grantor: Bruce A. Moe
Trustee: Stewart Title
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for
Action Mortgage Company
Dated: February 18, 2003
Recorded: February 24, 2003
Instrument No.: 200302240069
Affects: Portion of said premises

18. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$397,500.00
Trustor/Grantor: Bruce A. Moe
Trustee: Stewart Title of Kittitas County
Beneficiary: Sterling Savings Bank
Dated: February 24, 2003
Recorded: February 26, 2003
Instrument No.: 200302260009
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 8, 2015
Book: 39 Page: 158 and 159
Instrument No.: 201505080034
Matters shown:
 - a) Location of fenceline in relation to property boundaries
 - b) Notes contained thereon
20. 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.
21. 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.
22. 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:

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: Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$25.50

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Year: 2015

Parcel No.: 19-16-26040-0006 (839136)

Taxes as paid include the following exemptions: NONE

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