

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948174

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: November 6, 2015

Issued by:

AmeriTitle, Inc.

101 W FifthEllensburg, WA 98926

(509)925-1477



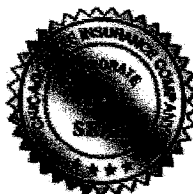
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

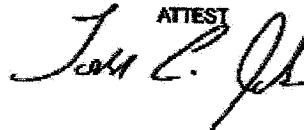
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44948174

SUBDIVISION GUARANTEE

Order No.: 76268AM
Guarantee No.: 72156-44948174
Dated: November 6, 2015

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

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:

PARCEL A:

Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington,

EXCEPT a tract of land beginning at the Southeast corner of said Lot 1;
Thence running West along the South boundary of said Lot 1, 100 feet;
Thence North running parallel with the East boundary of said Lot 1, 100 feet;
Thence running East parallel with the South boundary of said Lot 1, 100 feet to the East boundary line;
Thence South along the East boundary line 100 feet to the point of beginning.

PARCEL B:

All of that portion of Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of said Lot 1;
Thence running West along the South boundary of said Lot 1, 100 feet;
Thence North running parallel with the East boundary of said Lot 1, 100 feet;
Thence running East parallel with the South boundary of said Lot 1, 100 feet to the East boundary line;
Thence South along the East boundary line 100 feet to the point of beginning.

PARCEL C:

A fifteen-foot access easement as described and delineated on that certain Survey recorded December 12, 2001 in Book 27 of Surveys, pages 41 and 42, under Kittitas County Auditor's File No. 200112120003, being a portion of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Ross Anderson and Jennifer Anderson, husband and wife and Scott Robertson and Ann Marie Robertson, husband and wife, each as to an indeterminate interest

END OF SCHEDULE A

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(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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The United States of America.
Recorded: February 19, 1962
Instrument No.: 294867
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.
7. 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.
8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
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Recorded: December 12, 2001
Book: 27 of Surveys Pages: 41 and 42
Instrument No.: 200112120003

Matters shown:

- a) Location of 15-foot access easement (Parcel C)
- b) Encroachment of fenceline onto the Southeast corner of Parcel B
- c) Notes contained thereon

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: David R. Smith and Kathleen Smith, husband and wife
Recorded: December 23, 2005
Instrument No.: 200512230055
10. 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: United States of America, Washington Oregon State BLM Office
Lessee: Energy West Corporation
Disclosed by: Recital in Assignment
Date: July 1, 2003
Recorded: September 27, 2005
Instrument No.: 200509270012
11. 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: BLM WAOR 58771
Lessee: Energy West Corporation
Disclosed by: Recital in Assignment of Overriding Royalty Interest
Date: July 1, 2003
Recorded: October 24, 2006
Instrument No.: 200610240044
12. Effect, if any, of a Purchase Agreement,
From: Scott Robertson and Ann Marie Robertson
To: Ross Anderson and Jennifer Anderson
Recorded: April 29, 2010
Instrument No.: 201004290009

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information
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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: 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 No. 3: 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 Gvmt Lot 1, Section 18, Township 16N, Range 23E, 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