

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213474

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:

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

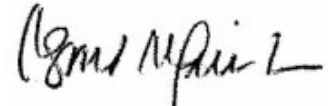


Authorized Signer

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: 72156-45213474

SUBDIVISION GUARANTEE

Order No.: 126348AM
Guarantee No.: 72156-45213474
Dated:

Liability: \$1000
Fee: \$350.00
Tax: \$28.00

Your Reference: BLA 160009

Assured: 808s LLC Professional Land 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:

Lot 10, Block V, TEANAWAY WAGON WHEEL, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 6 of Plats, pages 30 through 43, records of said County.

Title to said real property is vested in:

Linda Ann Ammons, a married woman

END OF SCHEDULE A

(SCHEDULE B)

Order No: 126348AM
Policy No: 72156-45213474

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. Liens, levies and assessments of the Teanaway Wagon Wheel Maintenance Corporation.
7. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Peter Garnero and Catherine Garnero, husband and wife
Purpose: A water pipe line for the purpose of irrigation
Recorded: April 3, 1928
Instrument No.: 89883
Affects: A portion of said premises

8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Teanaway Wagon Wheel,
Subdivision Guarantee Policy Number: 72156-45213474

Recorded: November 29, 1973

Book: 6 of Plats Pages: 30 through 43

Restrictions contained on the face of the plat of said addition as follows:

Dedication to the use of the public forever all roads, streets, avenues, alleys, places, easements or whatever public property shown thereon which shall be maintained by a private non-profit corporation. The costs of construction maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets, and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall be built up to minimum county standards by said non-profit corporation.

Matters shown:

a) Notes contained thereon

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.

END OF EXCEPTIONS

Notes:

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.

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: Lot 10, Block 5, TEANAWAY WAGON WHEEL, Book 6 of Plats, pages 30 through 43.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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: \$341.99

Subdivision Guarantee Policy Number: 72156-45213474

Year: 2016
Parcel No.: 577435

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

AmeriTitle, Inc.



Invoice

Date: 08/26/2016
Number: 82672

808s LLC Professional Land Surveying
4201 Hwy. 970
Cle Elum, WA 98922

Property Address:
3690 Teanaway Middle Fork Road
Cle Elum, WA 98922

Please Remit Payment To:
AmeriTitle, Inc.
Attn: Accounts Receivable
345 SE Third
Bend, OR 97702
(541) 330-8140

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
126348AM	808s LLC Professional Land Surveying	BLA 160009	Owner Premium Tax		\$28.00
126348AM	808s LLC Professional Land Surveying	BLA 160009	Owner's Premium		\$350.00
Total					\$378.00
Total Due					\$378.00

Buyer (Borrower) - 808s LLC Professional Land Surveying
Seller (if any) - Linda A Ammons
Loan Amount (if any) -
Sales Price (if any) -

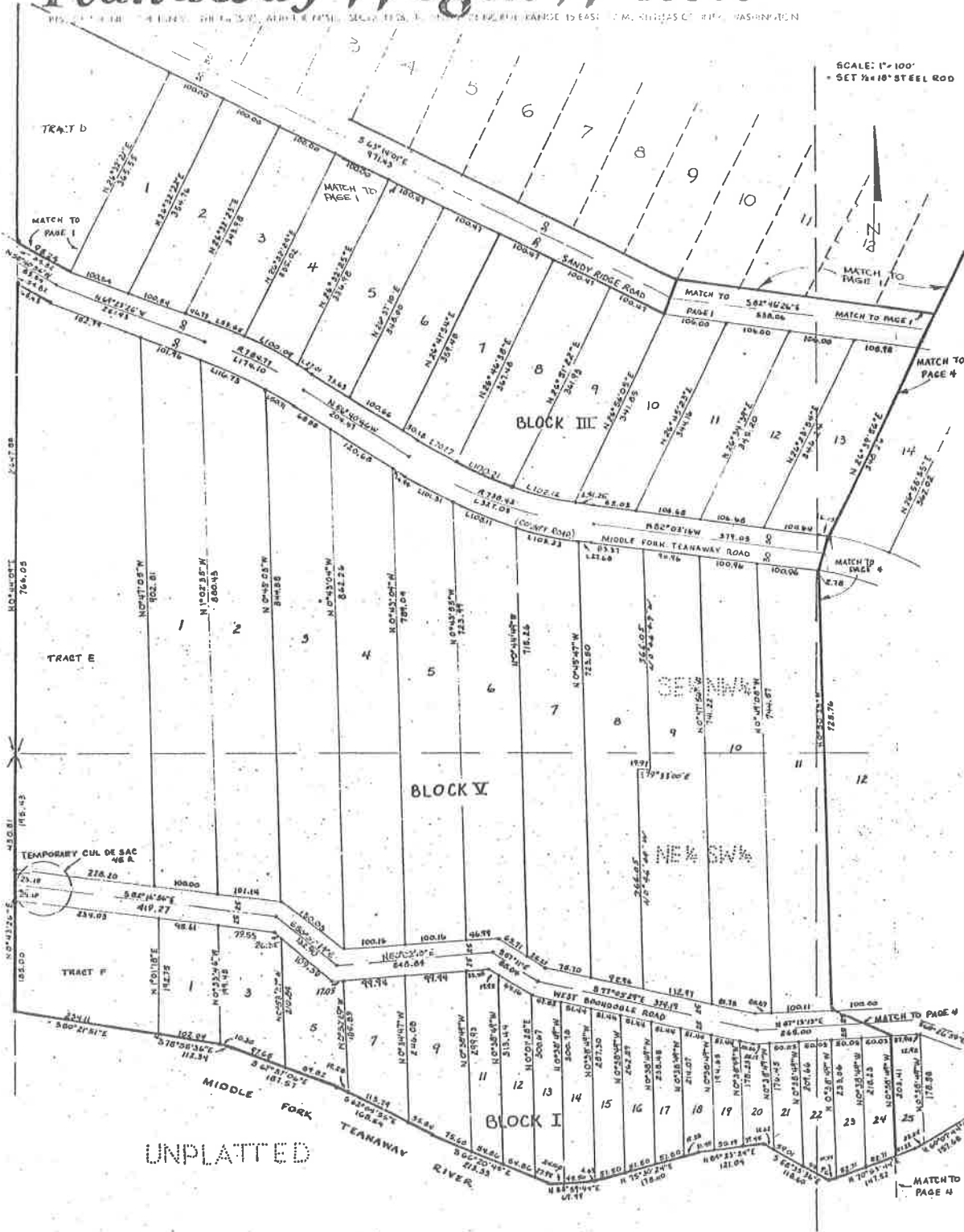
Teanaway Wagon Wheel

SECTION 13, TOWNSHIP 10 N., RANGE 15 E., COUNTY OF WASHINGTON

SCALE: 1" = 100'
• SET 1/4" x 10" STEEL ROD

UNPLATTED

UNPLATTED



Teanaway Wagon Wheel

Plat of the NE1/4, the E1/4NW1/4, the NE1/4SW1/4 and the N1/4SE1/4, Section 26, Township 21 North, Range 15 East, W.M., Kittitas County, Washington

LEGAL DESCRIPTION

A portion of the NE1/4, the E1/4NW1/4, the NE1/4SW1/4 and of the N1/4SE1/4, all being in Section 26, Township 21 North, Range 15 East, W.M., Kittitas County Washington and all of which is bounded by a line described as follows: Beginning at the North Quarter corner of said Section 26, at which point is the true point of beginning; thence N 89°54'22"W, along the North boundary of said E1/4NW1/4, 1309.03 feet; thence S 0°44'09"W, 2647.88 feet; thence S 0°43'26"W, 430.81 feet; thence S 80°21'51"E, 234.11 feet; thence S 78°55'36"E, 112.34 feet; thence S 67°57'06"E, 187.57 feet; thence S 62°04'56"E, 168.54 feet; thence S 66°20'45"E, 213.23 feet; thence N 88°59'44"E, 69.99 feet; thence N 75°30'24"E, 178.40 feet; thence N 84°23'24"E, 121.04 feet; thence S 58°33'56"E, 118.60 feet; thence N 70°53'44"E 147.52 feet; thence N 60°07'44"E, 137.68 feet; thence S 84°08'16"E, 119.19 feet; thence S 2°24'13"E, 186.70 feet; thence S 47°04'16"E, 182.54 feet; thence S 61°54'56"E, 168.95 feet; thence S 69°41'56"E, 216.45 feet; thence S 43°39'56"E, 204.24 feet; thence S 66°03'16"E, 81.80 feet; thence N 47°21'03"E, 153.99 feet; thence N 66°23'37"E, 50.81 feet; thence N 1°03'13"W, 705.13 feet; thence S 73°54'26"E, 10.06 feet; thence N 16°05'34"E, 60.00 feet; thence S 73°03'59"E, zero distance; thence 948.28 foot radius curve right, arc length, 364.54 feet; thence S 51°53'36"E, 106.32 feet; thence S 57°03'13"E, 77.79 feet; thence 143.27 foot radius curve left, arc length 119.11 feet; thence N 25°18'44"E, 114.87 feet; thence 133.64 foot radius curve left, arc length 270.85 feet; thence N 25°41'32"W, 138.49 feet; thence 339.63 foot radius curve right, arc length 179.47 feet; thence N 4°35'04"E, 59.41 feet; thence 617.04 foot radius curve left, arc length 208.22 feet; thence N 14°45'04"W, 511.39 feet; thence 366.18 foot radius curve left, arc length 175.96 feet; thence N 44°17'43"E, 403.58 feet; thence N 44°56'31"W, 1721.06 feet; thence N 14°29'26"E, 102.41 feet; thence N 62°40'49"E, zero distance; thence 45.00 foot radius curve left, arc length 108.53 feet; thence N 14°29'26"E, 119.31 feet; thence N 81°23'03"W, 893.41 feet to the true point of beginning. EXCEPT the right-of-way of the county road as shown on the plat.

APPROVALS

I hereby certify that the plat of TEANAWAY WAGON WHEEL has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission:

Dated this 17 day of November A.D., 1973.

Tom R. [Signature]
Kittitas County Planning Director

I hereby certify that the taxes and assessments are paid for the preceding year and for this year in which the plat is now to be filed.

Dated this 19 day of NOVEMBER A.D., 1973.

Paul J. [Signature]
Kittitas County Treasurer

I hereby certify that the plat of TEANAWAY WAGON WHEEL has been examined by me and it complies with all requirements of the County Health Department.

Dated this 19 day of November A.D., 1973.

Andrew E. [Signature]
Kittitas County Health Officer

DEDICATION

KITTITAS COUNTY BY THESE PRESENT: That [Signature] a Washington Corporation, the undersigned owner in fee simple the herein described premises, do hereby declare, subdivide and plat as herein described, and dedicate to the use of [Signature] forever all roads, streets, avenues, alleys, places, easements, or whatever public property shown thereon which shall be maintained by a private non-profit corporation. The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets, and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

EXAMINED AND APPROVED THIS 26 day of November A.D., 1973.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON
Lee [Signature]
Chairman

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 23 day of November A.D. 1971.

Jack [Signature] PRESIDENT [Signature] SECRETARY

ATTEST: [Signature]
Clerk of the Board

Filed for record at the request of the Kittitas County Board of Commissioners, this 27 day of November A.D., 1973, at 4:10 minutes past 2:20 o'clock P.M. in Book 122 of Plats, on page 572, Records of Kittitas County, Washington.

Kittitas County Auditor

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KITTITAS

THIS IS TO CERTIFY that on this 21 day of November A.D., 1971, before me, the undersigned, a Notary Public, personally appeared [Signature] and [Signature] to me known to be the President and Secretary who executed the foregoing dedication and acknowledged to me that [Signature] signed and sealed the same in free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS My hand and official seal the day and year first written.



Gerald D. O'Hare
Notary Public in and for the State of Washington
residing at Edinburg, Washington

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of TEANAWAY WAGON WHEEL is based on actual survey and subdivision of Section 26, Township 21 North, Range 15 East, W.M. that the distances and courses and angles are shown hereon correctly; that the monuments have been set and lot and block corners staked on the ground.

Gerald D. O'Hare
GERALD D. O'HARE
Licensed Land Surveyor
Certificate No. 9606



Dated this 22 day of October A.D., 1971.

APPROVALS

EXAMINED AND APPROVED This 19 day of November A.D., 1973.

Arden C. [Signature]
Kittitas County Engineer

DEED RECORD No. 46
KITTITAS COUNTY, WASHINGTON

317

Compared

W.B.
J.E.H.

PETER GARNERO, ET UX.

RECORDING NO. 89883

TO

JAMES SANDRETTO

A G R E E M E N T

AGREEMENT made and entered into this 10th day of May, 1924, by and between Peter and Catherine Garnero husband and wife, of Cle Elum, Kittitas County, Washington, the parties of the first part, and James Sandretto, a bachelor, of Cle Elum, Kittitas County, Washington, the party of the second part;

WITNESSETH, that whereas, the parties hereto are each the owners of the undivided one half, and are tenants in common of the following described real estate, to-wit:-

The West Half of Section Twenty-Six, Township Twenty-one North, of Range Fifteen, E.W.M., subject to a life estate of Peter Crosetti heretofore reserved in the North Half of the Northwest Quarter of the Northwest Quarter of said Section Twenty-six, and except the timber standing or growing on said land which has heretofore been conveyed to the Cascade Lumber Company and,

Whereas, the parties hereto desire to divide said land and to each become the owner of one half of same in severalty, and have on this date executed mutual deeds for the purpose aforesaid.

It is hereby mutually agreed by and between the parties hereto that the parties of the first part will assume the payment of the sum of \$1400.00 and interest, and the party of the second part will assume the payment of the sum of \$2650.00 and interest, of the total sum of \$4050.00 with interest from April 1st, 1924, at four per cent per annum, now remaining unpaid on that certain mortgage covering all of the land herein described, made on the 5th day of June, 1919, by the parties of the first part to Peter Crosetti.

It is hereby agreed that the parties hereto shall each have the use of all the water belonging to said real estate for the purpose of irrigation, and said use shall be regulated as follows: The parties of the first part shall have the right to the use of all of said water for four (4) days, and the party of the second part shall have the right to the use of all of said water for the four (4) following days, time and time about, it is further agreed that all of the expense of the main irrigation ditch shall be shared one half to each party.

It is further agreed that the water and spring on the west half of section shall be equally divided; that a larger pipe shall be installed from spring to corral between the two dwellings, and water used as follows: one third to each dwelling and one third to corral; and that pipe from corral to Garnero house shall be one third size of main pipe; each party to bear one half of expense of construction and all maintenance charges; for entire system; each party to continue to own one half of corral.

It is further agreed that the barn near the quarter section line shall continue to be the property of the parties of the first part.

In witness whereof the parties hereto have hereunto set their hands and seals the day and year first above written.

presence of

John Garnero

J. V. Hoeffler

STATE OF WASHINGTON)
;SS
County of Kittitas)

His
Peter X Garnero
mark
Catherine X Garnero

James Sandretto

THIS CERTIFIES, That on this 10th day of May A.D. One Thousand nine hundred twenty-four before me the undersigned Notary Public in and for said County and State personally