

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213469

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: August 10, 2016

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.

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SUBDIVISION GUARANTEE

Order No.: 125090AM
Guarantee No.: 72156-45213469
Dated: August 10, 2016

Liability: \$1,000.00
Fee: \$350.00
Extra Section Charge: \$150.00
Tax: \$40.00

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:

Tract 1

The East Half of the Southeast Quarter of Section 14, Township 17 North, Range 19, E.W.M., Kittitas County, Washington, EXCEPT the following:

Commencing at a point which lies 50 feet north of the intersection of the north bank of Parke Creek with the west right of way line of Cleman Road which point is the true point of beginning; thence southerly along the west right of way line of Cleman Road, 500 feet; thence west at right angles 450 feet more or less to a point which lies 50 feet west of the north bank of Parke Creek; thence northeasterly along a line which lies 50 feet distant from and parallel with the north bank of Parke Creek to the point of beginning.

EXCEPT that portion of the East Half of the Southeast Quarter of Section 14, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies westerly of the westerly right of way boundary of the Ellensburg Water Company Canal (Town Ditch);

EXCEPT that portion of the East Half of the Southeast Quarter of Section 14, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies north and west of the following described line:

Beginning at the northeast corner of said Southeast Quarter of Section 14, thence N 89°29'27" W, along the north line of said Southeast Quarter, 1287.32 feet to the intersection of said line with a projected fence line, and the true point of beginning for said described line; thence S 18°44'57" W, along said projected fence line and said fence line, 152.65 feet; thence continuing along said fence line, S 27°10'22" W, 27.75 feet to the west boundary of said East Half of the Southeast Quarter and the end of said described line;

AND

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That portion of the West Half of the Southeast Quarter of Section 14, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies easterly of the easterly right of way boundary of the Ellensburg Water Company Canal (Town Ditch), and southerly of the following described line:

Beginning at the northeast corner of said Southeast Quarter of Section 14, thence N 89°29'27" W. along the north line of said Southeast Quarter, 1349.39 feet to the northeast corner of said West Half of Southeast Quarter, thence S 00°06'48" W, along the east boundary of said West Half of Southeast Quarter, 169.78 feet to and existing fence and the true point of beginning for said described line; thence along said fence the following two courses: S 27°10'22" W, 13.10 feet; thence S 47°45'04" W, 184.99 feet, more or less, to the easterly right of way boundary of said Ellensburg Water Company Canal and the end of said described line.

Tract 2

Parcel A of that certain Survey as recorded March 12, 1992, in Book 18 of Surveys, page 126, under Auditor's File No. 547258, records of Kittitas County, Washington; being a portion of the East Half of the Northeast Quarter of Section 23, Township 17 North, Range 19 East, W.M., Kittitas County, State of Washington

Title to said real property is vested in:

Addie L. Graaff, as Trustee of the Testamentary Trust of Gerald O. Graaff as to tract 1
Brett M. Gibb and Kye J. Gibb, husband and wife as to tract 2

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

Tax Year: 2016
Tax Type: County
Total Annual Tax: \$1,782.46
Tax ID #: 660133
Taxing Entity: Kittitas County Treasurer
First Installment: \$891.23
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$891.23
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects Tract 2

7. Tax Year: 2016
Tax Type: Irrigation

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Total Annual Tax: \$1,025.00
Tax ID #: 660133
Taxing Entity: Kittitas County Treasurer
First Installment: \$512.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$512.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects Tract 2

8. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$916.61
Tax ID #: 10184
Taxing Entity: Kittitas County Treasurer
First Installment: \$458.31
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$458.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects Tract 1

9. Tax Year: 2016
Tax Type: Irrigation
Total Annual Tax: \$3,687.00
Tax ID #: 10184
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,843.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$1,843.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects Tract 1

10. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale 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.

11. 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

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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.

12. The provisions contained in deed from Peter Pederson and Mary Pederson,
Recorded: December 9, 1909,
Instrument No.: Book 19 of Deeds, page 355.
As follows: Right of way for irrigation ditches along the North and East boundary of the
Northeast Quarter of said Section
Affects Tract 2
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions
contained therein, in deed from Botta Land and Livestock, Inc., a Washington corporation..
Recorded: April 29, 1983
Book: 181, Page 361
Instrument No.: 470063
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.
Affects Tract 2
14. Easements reservations and dedications, as shown on record of survey.
Recorded: March 12, 1992
Instrument No.: 547258, Book 18 of Surveys, page 126
Affects Tract 2
15. The provisions contained in survey.
Recorded: March 12, 1992,
Instrument No.: Book 18 of Surveys, page 126.
As follows: Fence line lying within the Northerly boundary of Parcel A .
Affects Tract 2
16. Joint Use and Maintenance Agreement, including the terms and provisions thereof,
Recorded: March 16, 1992
Instrument No.: 547337, in Volume 329, page 1279
For: Underground irrigation mainline as described in Easement "R" set forth in survey recorded
March 12, 1992 in Book 18 of Surveys, page 126
Affects Tract 2
17. A Mortgage to secure an original indebtedness of:
Dated: January 17, 2014
Amount \$510,000.00
Mortgagor: Kye J. Gibb and Brett M. Gibb, a married couple
Mortgagee: Northwest Farm Credit Services, FLCA
Recorded: December 30, 2014
Recorded No.: 201412300032
Affects portion of tract 2
18. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and
other amounts secured thereunder, if any:
Amount \$212,500.00
Mortgagor: Brett M. Gibb and Kye J. Gibb, husband and wife
Mortgagee: Kerry Neubauer, Personal Representative of the Estate of Judith A. Bayha, under
Kittitas County Superior Court Cause No.: 12-4-00079-4 and Successor Trustee of the John

("Jack") E. Bayha Testamentary Trust under Will Dated August 31, 1999, or assigns
Dated: December 29, 2014
Recorded: December 30, 2014
Instrument No.: 201412300033
Affects portion of tract 2

19. 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 Parke Creek, if it is navigable.
20. Any question of location, boundary or area related to the Parke Creek, including, but not limited to, any past or future changes in it.
21. 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: 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: Portion Section 14, Township 17 N., Range 19, E.W.M. and Parcel A Book 18, page 126, Section 23, Township 17 N., Range 19 E., 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).

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END OF GUARANTEE