

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46305968

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida 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: March 26, 2018

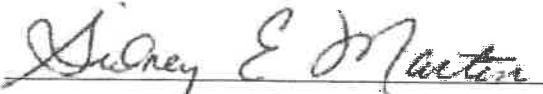
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

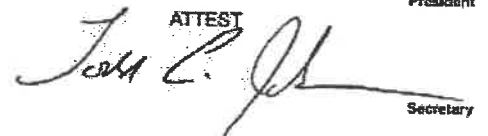
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46305968

SUBDIVISION GUARANTEE

Order No.: 225205AM
Guarantee No.: 72156-46305968
Dated: March 26, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Brick Road

Assured: I.O.O.F. Lodge 20

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:

All that portion of the Northeast Quarter of the Northeast Quarter of Section 36, Township 18 North, Range 18 East, W.M., which is described as follows:
Beginning at the Northeast corner of Section 36; thence South 30 feet; thence West 30 feet to a fence corner to the true point of beginning; thence South 89°29' West, 160.1 feet to the East line of the County Road; thence South 29°03' West, 727.7 feet; thence South 89°34' East, 517.3 feet to the West line of the County Road; thence North 0°26' West, 633.5 feet to the true point of beginning.

Tract 2:

The Southeast one-fourth (1/4) of the Northeast one-fourth (1/4) of the Northeast one-fourth (1/4) of Section 36, Township 18 North, Range 18 East, W.M.;

AND

Ten chains West of the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, running thence West 8 56/100 chains; thence North 28°15' East 7 55/100 chains; thence South 6 65/100 chains to the place of beginning.

Tract 3:

Blocks 75, 76, 77, 96, 97 and 98, of STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2, page 48, records of said County.

EXCEPT that portion conveyed by Statutory Warranty Deed dated March 20, 1981 and recorded March 26, 1981 under Auditor's File No. 450690 to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation.

Tract 4:

That portion of Tracts 76 and 77, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, as per plat thereof recorded in Book 2, page 48, records of Kittitas County, and more particularly being described as that portion of the Southeast Quarter of the Northeast Quarter of Section 36, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, as shown and described on the Record of Survey drawing prepared by Western Pacific Engineering, Inc., dated December 1983, described as follows:

Commencing at a found railroad spike monument marking the Southeast corner of the Northeast Quarter of said Section; thence North $00^{\circ}25'17''$ West on the Easterly boundary line of the Northeast Quarter of said Section a distance of 331.98 feet to the Southeast corner of the North Half of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section, said point bears South $00^{\circ}25'17''$ East on the Easterly boundary line of the Northeast Quarter of said Section a distance of 2,323.85 feet from a found brass cap monument marking the Northeast corner of the Northeast Quarter of said Section; thence South $89^{\circ}23'39''$ West on the Southerly boundary line of the North Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section and the Southerly boundary line of Tracts 96 and 77 of said Addition a distance of 847.63 feet to the true point of beginning, said point bears North $89^{\circ}23'39''$ East on the Southerly boundary line of the North Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section a distance of 474.52 feet from the Southeast corner of the North Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section and North $89^{\circ}23'39''$ East on the Southerly boundary line of Tract 77 of said Addition a distance of 414.52 feet from the Southwest corner of Tract 77 of said Addition; thence continuing South $89^{\circ}23'39''$ West on the Southerly boundary line of the North Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section and the Southerly boundary line of Tract 77 of said Addition a distance of 30.00 feet; thence North $00^{\circ}27'41''$ West a distance of 623.50 feet; thence North $87^{\circ}26'27''$ East a distance of 30.02 feet; thence South $00^{\circ}27'41''$ East a distance of 624.52 feet to the Southerly boundary line of the North Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section and to the Southerly boundary of Tract 77 of said Addition and to the true point of beginning.

Title to said real property is vested in:

I.O.O.F. Lodge No. 20, a Washington corporation, as to Tract 1, Ellensburg Lodge No. 20 Independent Order of Odd Fellows, as to Tracts 2 and 4, and Ellensburg Lodge No. 20, I.O.O.F., as to Tract 3

END OF SCHEDULE A

(SCHEDULE B)

Order No: 225205AM
Policy No: 72156-46305968

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. 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: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$5.65
Tax ID #: 503634
Taxing Entity: Kittitas County Treasurer
First Installment: \$5.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract 1

5. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$364.10
Tax ID #: 503634
Taxing Entity: Kittitas County Treasurer
First Installment: \$182.05
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$182.05
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract 1
6. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$6.11
Tax ID #: 513634
Taxing Entity: Kittitas County Treasurer
First Installment: \$6.11
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects Tract 2
7. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$614.90
Tax ID #: 513634
Taxing Entity: Kittitas County Treasurer
First Installment: \$307.45
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$307.45
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract 2
8. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$6.40
Tax ID #: 744134
Taxing Entity: Kittitas County Treasurer
First Installment: \$6.40
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of Tract 3

9. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$774.40
Tax ID #: 744134
Taxing Entity: Kittitas County Treasurer
First Installment: \$387.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$387.20
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of Tract 3
10. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$24.59
Tax ID #: 474134
Taxing Entity: Kittitas County Treasurer
First Installment: \$24.59
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of Tract 3
11. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$329.46
Tax ID #: 474134
Taxing Entity: Kittitas County Treasurer
First Installment: \$164.73
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$164.73
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of Tract 3
12. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$3.85
Tax ID #: 775536
Taxing Entity: Kittitas County Treasurer
First Installment: \$3.85
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract 4
13. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.

Taxes as shown herein include the following exemption(s): Determined by Washington State Department of Revenue as to Cemetery Land.
Subdivision Guarantee Policy Number: 72156-46305968

14. The provisions contained in Deed from Carl A. Sander and Olive Sander to Capital Hill Water Works Company, a corporation
Recorded: August 28, 1889,
Book J of Deeds, Page 450
As follows: "For the lower ditch supplying the reservoirs of said corporation grantee, commencing at junction of the Tail race from Sander's Mill and Wilson Creek near North line of Northeast Quarter of Northeast Quarter of Section 36, Township 18 North, Range 18 East, W.M., Southerly across said land."
15. The provisions contained in Deed from Carl A. Sanders and Olive Sanders, his wife, to Capital Hill Water Works Company, a corporation,
Recorded: August 28, 1889,
Book J of Deeds, Page 451
As follows: "Commencing at Sander's Mill pond on the Southwest Quarter of Section 30, Township 18 North, Range 19 East, W.M., thence Southerly crossing Northeast Quarter of Northeast Quarter of Section 36, Township 18 North, Range 18 East, W.M."
16. An easement including the terms and provisions thereof for the purposes stated therein and rights incidental thereto as set forth in deed from Carl A. Sander and Olive Sander:
Granted To: Ellensburg Water Supply Company, a corporation
Dated: December 29, 1892
Book P of Deeds, Page 535
17. The provisions contained in Agreement,
Granted To: Ellensburg Water Supply Company, a corporation
Date: June 6, 1911,
Book 23 of Deeds, Page 217
As follows: "Right of way for, and right to construct, install, operate, renew and forever maintain a pipe line for the conveyance of water over and across Sections 25 and 36, Township 18 North, Range 18 East, W.M., together with right of ingress to and egress from said premises for said purpose."
18. Right of Way Easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: City of Ellensburg, Washington, a municipal corporation
Purpose: Underground electrical distribution and service lines, including vaults and associated equipment, as well as the rights of ingress and egress
Recorded: February 15, 1905
Instrument No.: 485851
Volume 220, Page 536
Affects: A portion of said premises
19. The provisions contained in Deed from the State of Washington to Ellensburg Lodge No. 20, I.O.O.F.,
Dated: September 8, 1927,
Book 45 of Deeds, Page 565
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Goodwin Chase, Jr.
Purpose: Irrigation ditch and pipeline
Recorded: January 14, 1947
Instrument No.: 192760
Affects: A strip of land two feet in width across a portion of Lot 76

21. 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.
22. The provisions contained in Deed from the State of Washington to Mabel Hutter, Instrument No.: 148544.

END OF EXCEPTIONS

Notes:

- a. 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 NE Quarter NE Quarter of Section 36, Township 18N, Range 18E, W.M. and SE one-fourth NE one-fourth NE one-fourth of Section 36, Township 18N, Range 18E, W.M. and ptn Blocks 75, 76, 77, 96, 97 and 98, of STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, and ptn Tracts 76 and 77, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, Book 2, pg 48, ptn SE Quarter NE Quarter of Section 36, Township 18N, Range 18E, W.M.
- b. 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: 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