

## 046901 LOT 2A1

Point # 1					10000.000	10000.000
N	7	31	56	W	232.160	
Point # 2					10230.157	9969.568
N	53	46	30	E	25.470	
Point # 3					10245.208	9990.114
S	36	13	30	E	216.500	
Radius Point # 4					10070.557	10118.057
		Delta = 24	10	0	Length = 91.317	Tangent = 46.348
N	12	3	30	W	216.500	
Point # 5					10282.280	10072.828
N	77	56	29	E	134.600	
Point # 6					10310.400	10204.458
S	12	3	31	E	503.000	
Radius Point # 7					9818.499	10309.541
		Delta = 11	22	0	Length = 99.788	Tangent = 50.058
N	0	41	31	W	503.000	
Point # 8					10321.462	10303.467
N	89	18	29	E	363.100	
Point # 9					10325.847	10666.540
S	0	41	31	E	503.000	
Radius Point # 10					9822.884	10672.615
		Delta = 3	42	41	Length = 32.582	Tangent = 16.297
N	3	1	10	E	503.000	
Point # 11					10325.186	10699.110
S	0	48	31	W	1275.800	
Point # 12					9049.513	10681.106
N	88	57	34	W	783.980	
Point # 13					9063.750	9897.255
N	1	2	27	E	515.000	
Radius Point # 14					9578.665	9906.610
		Delta = 7	13	33	Length = 64.949	Tangent = 32.518
S	8	16	0	W	515.000	
Point # 15					9069.016	9832.563
N	0	57	41	E	216.910	
Point # 16					9285.895	9836.202
N	74	36	5	E	132.740	
Point # 17					9321.142	9964.177
N	1	28	12	E	125.000	
Point # 18					9446.101	9967.384
S	88	31	48	E	55.000	

8/7/2017

Radius Point # 19

9444.690

10022.366

Delta = 25 49 6

Length = 24.784

Tangent = 12.606

N 62 42 42 W

55.000

---

Point # 20

9469.906

9973.487

N 2 51 46 E

530.760

---

Point # 21

10000.004

9999.995

---

AREA = 923,175.32 sf (21.1932 acres)

LENGTH = 3820.52

NORTHING ERROR = +0.004

EASTING ERROR = -0.005

LINEAR ERROR = N 54 22 39 W 0.006

8/7/2017

# 046901 LOT 1A

Point # 1						10000.000		10000.000	
S	7	31	56	E		232.160			
Point # 2						9769.843		10030.432	
S	2	51	46	W		530.760			
Point # 3						9239.746		10003.924	
N	63	41	46	W		264.560			
Point # 4						9356.981		9766.758	
N	18	49	11	W		156.070			
Point # 5						9504.707		9716.411	
S	82	29	59	W		260.690			
Point # 6						9470.679		9457.951	
N	88	46	43	W		7.420			
Point # 7						9470.837		9450.533	
N	60	30	39	W		213.200			
Radius Point # 8						9575.787		9264.953	
					Delta = 0	42	52	Length = 2.658	Tangent = 1.329
S	61	13	31	E		213.200			
Point # 9						9473.159		9451.827	
N	28	46	29	E		163.600			
Point # 10						9616.558		9530.579	
S	61	13	31	E		73.200			
Radius Point # 11						9581.322		9594.740	
					Delta = 26	11	0	Length = 33.451	Tangent = 17.023
N	35	2	31	W		73.200			
Point # 12						9641.253		9552.710	
N	54	57	29	E		211.500			
Point # 13						9762.691		9725.872	
N	35	2	31	W		356.500			
Radius Point # 14						10054.569		9521.178	
					Delta = 20	54	0	Length = 130.042	Tangent = 65.752
S	55	56	31	E		356.500			
Point # 15						9854.917		9816.528	
N	34	3	30	E		47.900			
Point # 16						9894.601		9843.354	
S	55	56	30	E		73.200			
Radius Point # 17						9853.606		9903.998	
					Delta = 26	30	0	Length = 33.856	Tangent = 17.236
N	29	26	30	W		73.200			

8/7/2017

Point # 18					9917.353	9868.017
N	60	33	29	E	74.800	
Point # 19					9954.120	9933.157
N	29	26	31	W	356.500	
Radius Point # 20					10264.580	9757.923
					Delta = 6 47 0	Length = 42.207
						Tangent = 21.128
S	36	13	31	E	356.500	
Point # 21					9976.992	9968.601
N	53	46	30	E	38.930	
Point # 22					9999.997	10000.005

AREA = 215,452.99 sf (4.9461 acres)

LENGTH = 1988.39

NORTHING ERROR = -0.003

EASTING ERROR = +0.005

LINEAR ERROR = S 65 29 51 E 0.006

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46050631**

## GUARANTEE

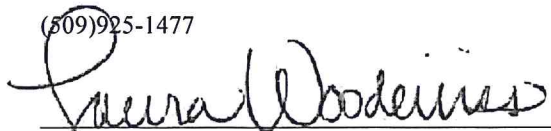
CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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: July 28, 2017

Issued by:  
AmeriTitle, Inc.  
101 W Fifth  
Ellensburg, WA 98926  
(509)925-1477

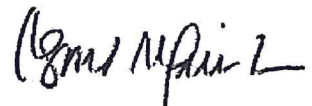
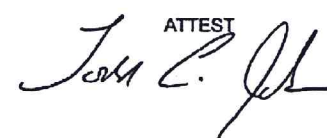
  
Authorized Signer

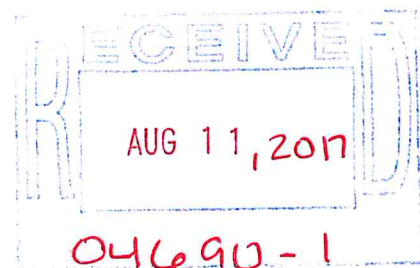
*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-46050631

CHICAGO TITLE INSURANCE COMPANY



By:   
ATTEST  
  
President  
Secretary



Parcel 095534

## SUBDIVISION GUARANTEE

Order No.: 188383AM  
Guarantee No.: 72156-46050631  
Dated: July 28, 2017

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

Your Reference: 2641 Mohar Rd., Cle Elum

Assured: Richard T Cole, Attorney at Law

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 1 of that certain Survey as recorded April 27, 2010, in Book 37 of Surveys, page 11, under Auditor's File No. 201004270027, records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 4, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Gary G. Meyers and Karen E. Wosley-Meyers, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 188383AM  
Policy No: 72156-46050631

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: 2017  
Tax Type: County  
Total Annual Tax: \$2,153.90  
Tax ID #: 095534  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,076.95  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$1,076.95  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017

7. Liens, levies and assessments of the Declaration of Driveway Access Easement and Declaration of Covenants Conditions and Restrictions.  
Recorded: June 22, 2011  
Instrument No.: 201106220037 and 201106220038

Subdivision Guarantee Policy Number: 72156-46050631

8. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Miller & Short, a co-partnership.  
Recorded: July 24, 1911  
Instrument No.: 30160  
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.
10. 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.
11. 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 Energy, Inc., a Washington corporation  
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said Property to enable Grantee to exercise its rights hereunder  
Recorded: November 17, 2005  
Instrument No.: 200511170023  
Affects: Said premises and other land
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 27, 2010  
Book: 37 of Surveys Page: 11  
Instrument No.: 201004270027  
Matters shown:  
a) Easements as contained thereon  
b) Notes contained thereon
13. Declaration of Covenant (Onsite Septic System), but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: June 1, 2011  
Instrument No.: 201106010005
14. Declaration of Driveway Access Easement, including the terms and provisions thereof for the purposes stated therein and rights incidental thereto as set forth in instrument:  
Granted To: Peter G. Kohl and the owner of Lots 3 and 4  
Recorded: June 22, 2011  
Instrument No.: 201106220037
15. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry,

Subdivision Guarantee Policy Number: 72156-46050631



national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: June 22, 2011

Instrument No.: 201106220038

16. 2 Party Shared Well Water Users Agreement and the terms and conditions contained therein  
Recorded: April 12, 2012  
Instrument No.: 201204120027

Amended by 2 Party Shared Well Water Users Agreement: Amended, including the terms and provisions thereof,

Recorded: May 21, 2012

Instrument No.: 201205210004

#### END OF EXCEPTIONS

#### Notes:

- a. 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.
- b. 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: Parcel 1, Book 37 of Surveys, pg 11, ptn of SW Quarter of NE Quarter of Section 4, Township 19N, Range 15E, W.M.
- c. 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: 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

201004270027

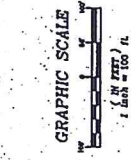
37/11

RECORDING No. 201004270027

PLAT 201004270027 PART 37 P. 11 201004270027

### RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 4,  
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.  
KITTITAS COUNTY, WASHINGTON

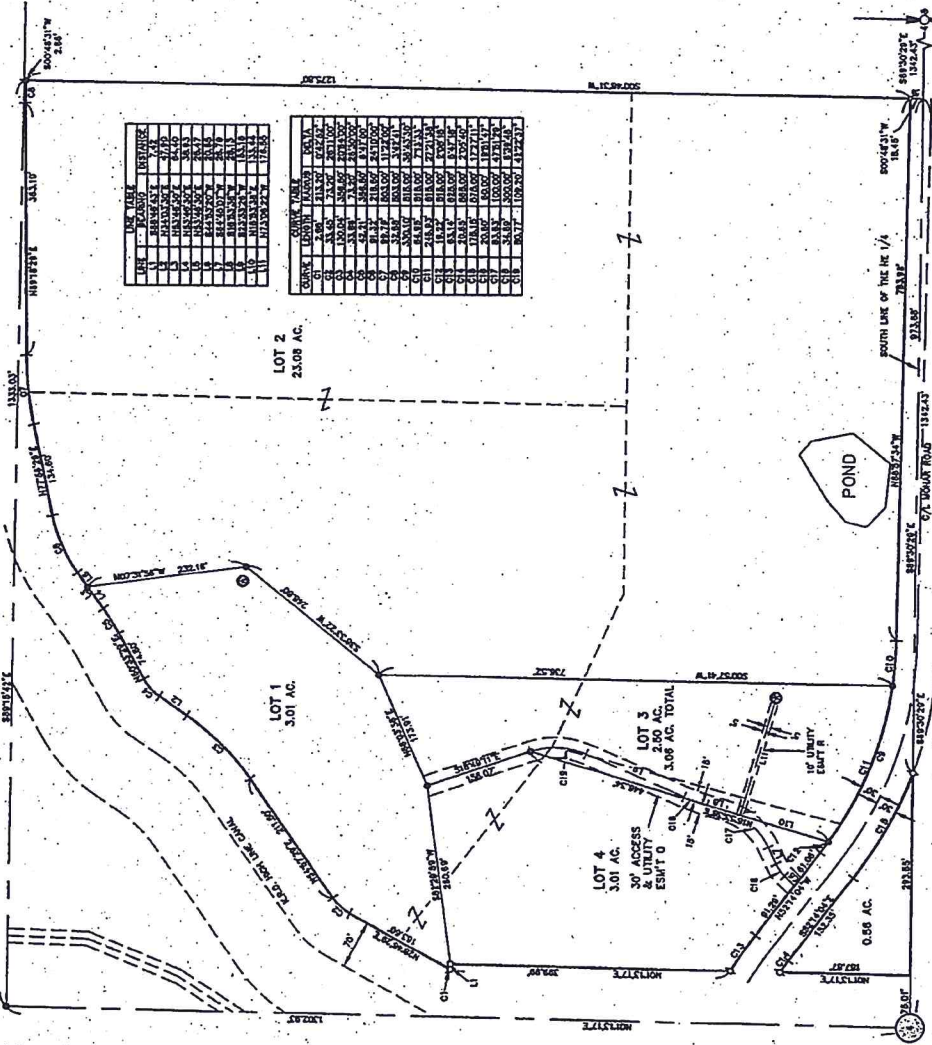
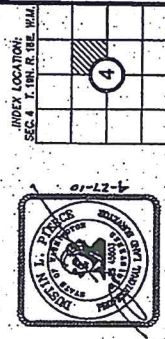


NOTES:  
1. THIS SURVEY IS TO POSITIVELY AND CLEARLY DEFINE THE EXTENT OF THE SURVEYED LANDS FOR THE PURPOSES OF THE RECORD OF SURVEY, AND TO DEFINE THE BOUNDARIES OF THE SURVEYED LANDS AS SHOWN ON THE PLAT.  
2. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
3. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
4. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
5. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
6. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
7. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
8. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
9. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.  
10. THE SURVEYED LANDS ARE SHOWN ON THE PLAT AS BEING SUBJECT TO THE CONVEYANCE BY THE INSTRUMENT REFERRED TO IN THE FOREWORD.

EXHIBIT LEGAL DESCRIPTION:  
APR 20000310033

### LEGEND

- QUARTER CORNER
- CENTER OF SECTION
- FOUND IRON ROD & CAP, LB 18078
- FOUND IRON ROD, NO CAP
- SET IRON ROD & CAP, LB 48603



LINE	MARK	BEARING	DISTANCE
1	QUARTER CORNER	N 89° 58' 00" W	100.00
2	QUARTER CORNER	S 89° 58' 00" E	100.00
3	QUARTER CORNER	S 00° 00' 00" E	100.00
4	QUARTER CORNER	N 00° 00' 00" W	100.00
5	QUARTER CORNER	N 89° 58' 00" W	100.00
6	QUARTER CORNER	S 89° 58' 00" E	100.00
7	QUARTER CORNER	S 00° 00' 00" E	100.00
8	QUARTER CORNER	N 00° 00' 00" W	100.00
9	QUARTER CORNER	N 89° 58' 00" W	100.00
10	QUARTER CORNER	S 89° 58' 00" E	100.00
11	QUARTER CORNER	S 00° 00' 00" E	100.00
12	QUARTER CORNER	N 00° 00' 00" W	100.00
13	QUARTER CORNER	N 89° 58' 00" W	100.00
14	QUARTER CORNER	S 89° 58' 00" E	100.00
15	QUARTER CORNER	S 00° 00' 00" E	100.00
16	QUARTER CORNER	N 00° 00' 00" W	100.00
17	QUARTER CORNER	N 89° 58' 00" W	100.00
18	QUARTER CORNER	S 89° 58' 00" E	100.00
19	QUARTER CORNER	S 00° 00' 00" E	100.00
20	QUARTER CORNER	N 00° 00' 00" W	100.00
21	QUARTER CORNER	N 89° 58' 00" W	100.00
22	QUARTER CORNER	S 89° 58' 00" E	100.00
23	QUARTER CORNER	S 00° 00' 00" E	100.00
24	QUARTER CORNER	N 00° 00' 00" W	100.00
25	QUARTER CORNER	N 89° 58' 00" W	100.00
26	QUARTER CORNER	S 89° 58' 00" E	100.00
27	QUARTER CORNER	S 00° 00' 00" E	100.00
28	QUARTER CORNER	N 00° 00' 00" W	100.00
29	QUARTER CORNER	N 89° 58' 00" W	100.00
30	QUARTER CORNER	S 89° 58' 00" E	100.00
31	QUARTER CORNER	S 00° 00' 00" E	100.00
32	QUARTER CORNER	N 00° 00' 00" W	100.00
33	QUARTER CORNER	N 89° 58' 00" W	100.00
34	QUARTER CORNER	S 89° 58' 00" E	100.00
35	QUARTER CORNER	S 00° 00' 00" E	100.00
36	QUARTER CORNER	N 00° 00' 00" W	100.00
37	QUARTER CORNER	N 89° 58' 00" W	100.00
38	QUARTER CORNER	S 89° 58' 00" E	100.00
39	QUARTER CORNER	S 00° 00' 00" E	100.00
40	QUARTER CORNER	N 00° 00' 00" W	100.00
41	QUARTER CORNER	N 89° 58' 00" W	100.00
42	QUARTER CORNER	S 89° 58' 00" E	100.00
43	QUARTER CORNER	S 00° 00' 00" E	100.00
44	QUARTER CORNER	N 00° 00' 00" W	100.00
45	QUARTER CORNER	N 89° 58' 00" W	100.00
46	QUARTER CORNER	S 89° 58' 00" E	100.00
47	QUARTER CORNER	S 00° 00' 00" E	100.00
48	QUARTER CORNER	N 00° 00' 00" W	100.00
49	QUARTER CORNER	N 89° 58' 00" W	100.00
50	QUARTER CORNER	S 89° 58' 00" E	100.00
51	QUARTER CORNER	S 00° 00' 00" E	100.00
52	QUARTER CORNER	N 00° 00' 00" W	100.00
53	QUARTER CORNER	N 89° 58' 00" W	100.00
54	QUARTER CORNER	S 89° 58' 00" E	100.00
55	QUARTER CORNER	S 00° 00' 00" E	100.00
56	QUARTER CORNER	N 00° 00' 00" W	100.00
57	QUARTER CORNER	N 89° 58' 00" W	100.00
58	QUARTER CORNER	S 89° 58' 00" E	100.00
59	QUARTER CORNER	S 00° 00' 00" E	100.00
60	QUARTER CORNER	N 00° 00' 00" W	100.00
61	QUARTER CORNER	N 89° 58' 00" W	100.00
62	QUARTER CORNER	S 89° 58' 00" E	100.00
63	QUARTER CORNER	S 00° 00' 00" E	100.00
64	QUARTER CORNER	N 00° 00' 00" W	100.00
65	QUARTER CORNER	N 89° 58' 00" W	100.00
66	QUARTER CORNER	S 89° 58' 00" E	100.00
67	QUARTER CORNER	S 00° 00' 00" E	100.00
68	QUARTER CORNER	N 00° 00' 00" W	100.00
69	QUARTER CORNER	N 89° 58' 00" W	100.00
70	QUARTER CORNER	S 89° 58' 00" E	100.00
71	QUARTER CORNER	S 00° 00' 00" E	100.00
72	QUARTER CORNER	N 00° 00' 00" W	100.00
73	QUARTER CORNER	N 89° 58' 00" W	100.00
74	QUARTER CORNER	S 89° 58' 00" E	100.00
75	QUARTER CORNER	S 00° 00' 00" E	100.00
76	QUARTER CORNER	N 00° 00' 00" W	100.00
77	QUARTER CORNER	N 89° 58' 00" W	100.00
78	QUARTER CORNER	S 89° 58' 00" E	100.00
79	QUARTER CORNER	S 00° 00' 00" E	100.00
80	QUARTER CORNER	N 00° 00' 00" W	100.00
81	QUARTER CORNER	N 89° 58' 00" W	100.00
82	QUARTER CORNER	S 89° 58' 00" E	100.00
83	QUARTER CORNER	S 00° 00' 00" E	100.00
84	QUARTER CORNER	N 00° 00' 00" W	100.00
85	QUARTER CORNER	N 89° 58' 00" W	100.00
86	QUARTER CORNER	S 89° 58' 00" E	100.00
87	QUARTER CORNER	S 00° 00' 00" E	100.00
88	QUARTER CORNER	N 00° 00' 00" W	100.00
89	QUARTER CORNER	N 89° 58' 00" W	100.00
90	QUARTER CORNER	S 89° 58' 00" E	100.00
91	QUARTER CORNER	S 00° 00' 00" E	100.00
92	QUARTER CORNER	N 00° 00' 00" W	100.00
93	QUARTER CORNER	N 89° 58' 00" W	100.00
94	QUARTER CORNER	S 89° 58' 00" E	100.00
95	QUARTER CORNER	S 00° 00' 00" E	100.00
96	QUARTER CORNER	N 00° 00' 00" W	100.00
97	QUARTER CORNER	N 89° 58' 00" W	100.00
98	QUARTER CORNER	S 89° 58' 00" E	100.00
99	QUARTER CORNER	S 00° 00' 00" E	100.00
100	QUARTER CORNER	N 00° 00' 00" W	100.00

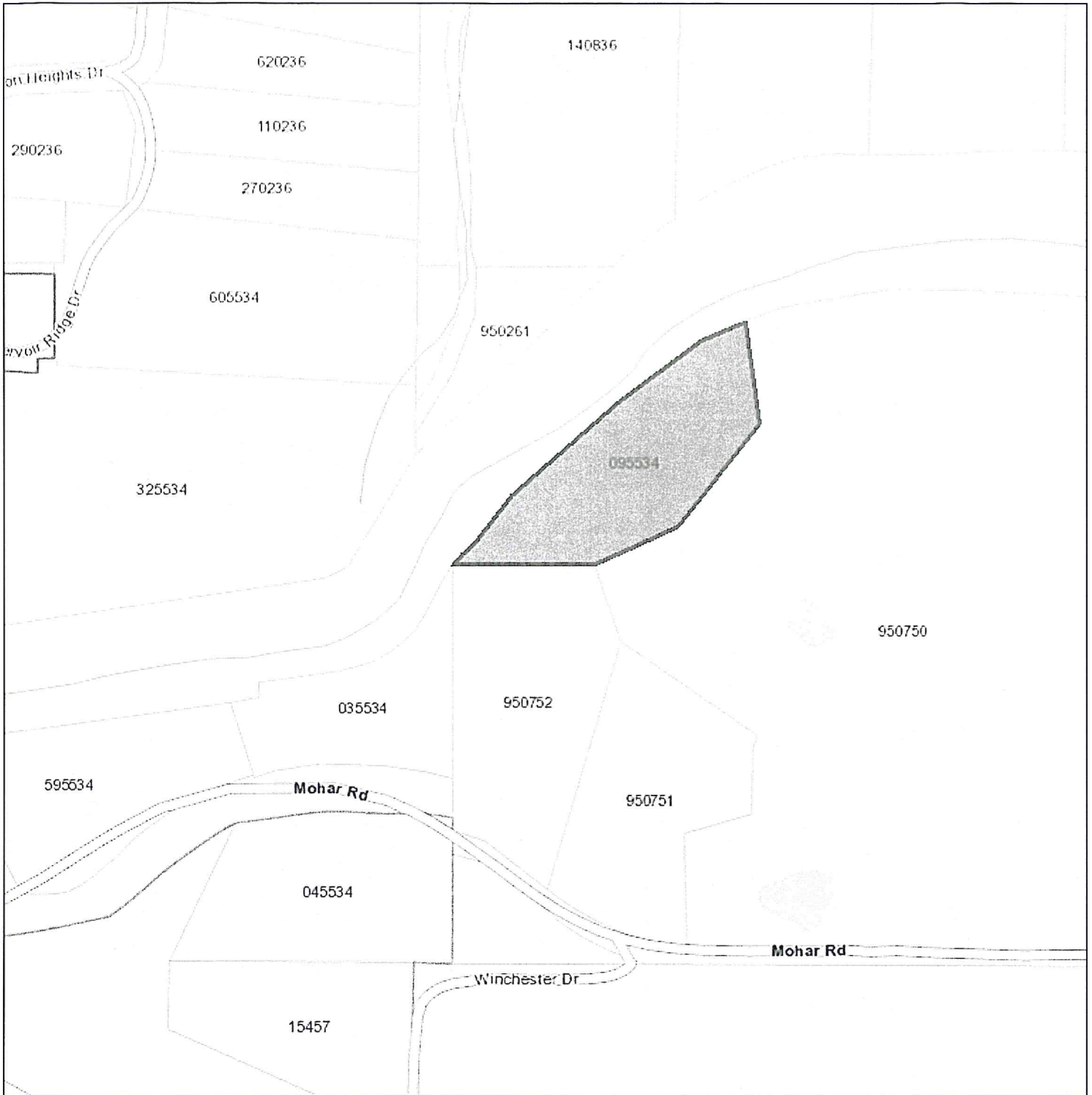
**RECORD OF SURVEY**  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4,  
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., WASHINGTON  
OWN BY  
D. PIERCE  
DATE 4/2010  
JOB NO. 048801  
SHEET 1 OF 1

**Encompass**  
ENGINEERING & SURVEYING  
105 NE Jasper Street, Suite 201 - Longview, WA 98627 - Phone (360) 337-0116 - Fax (360) 337-1005  
108 East 2nd Street - Co. Bldg. - Wenatchee, WA 98801 - Phone (509) 642-4113 - Fax (509) 674-7419

**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Act of the State of Washington.  
Dated this 27th day of April, 2010, at Longview, WA.  
D. Pierce  
Surveyor

**RECORDER'S CERTIFICATE 201004270027**  
Filed for record this 27th day of April, 2010, at 10:04 AM in book 201004270027 at the request of D. Pierce, Surveyor.  
D. Pierce  
County Auditor

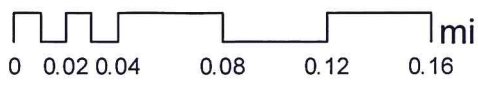
# 2641 Mohar Rd Cle Elum



Date: 8/4/2017

1 inch = 376 feet  
Relative Scale 1:4,514

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46050628**

## 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: July 20, 2017

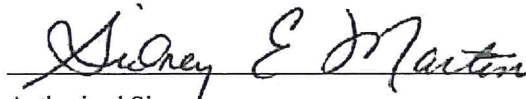
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

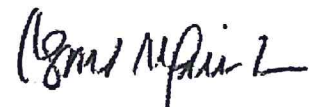
  
Authorized Signer


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

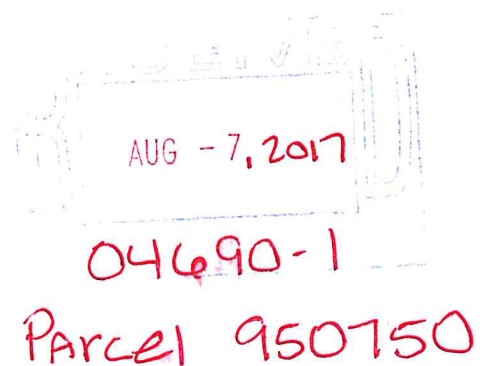
Subdivision Guarantee Policy Number: 72156-46050628

**CHICAGO TITLE INSURANCE COMPANY**



By:   
President

ATTEST  
  
Secretary

A red ink stamp containing the date "AUG - 7, 2017" and handwritten numbers "04690-1" and "Parcel 950750".

## SUBDIVISION GUARANTEE

Order No.: 186954AM  
Guarantee No.: 72156-46050628  
Dated: July 20, 2017

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

Your Reference: Kohl

Assured: Richard T Cole, Attorney at Law

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 2A of that certain Survey as recorded October 27, 2011, in Book 37 of Surveys, page 201, under Auditor's File No. 201110270036, records of Kittitas County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter of Section 4, Township 19 North, Range 15 East, W.M.

Title to said real property is vested in:

Peter Kohl, an unmarried individual, as his separate estate

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 186954AM  
Policy No: 72156-46050628

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: 2017  
Tax Type: County  
Total Annual Tax: \$1,757.09  
Tax ID #: 950750  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$878.55  
First Installment Status: Delinquent  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$878.54  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017

7. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County

Subdivision Guarantee Policy Number: 72156-46050628

Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Miller & Short, a co-partnership.  
Recorded: July 24, 1911  
Instrument No.: 30160  
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.
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: Puget Sound Energy, Inc  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission distribution and sale of gas and electricity, together with the right of access over and across said property  
Recorded: November 17, 2005  
Instrument No.: 200511170023  
Book , Page  
Affects: Portion of said premises and other land
10. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: June 22, 2011  
Instrument No.: 201106220038
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: October 27, 2011  
Book: 37 of Surveys Page: 201  
Instrument No.: 201110270036  
Matters shown:
  - a) 60' Easement
  - b) 30' Easement
  - c) Notes contained thereon

**END OF EXCEPTIONS**

**Notes:**

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information  
Subdivision Guarantee Policy Number: 72156-46050628

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.

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: Parcel 2A, Survey Book 37, Page 201, being a ptn of SW Quarter of NE Quarter, Section 4, Township 19N, Range 15E., W.M.

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: 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).

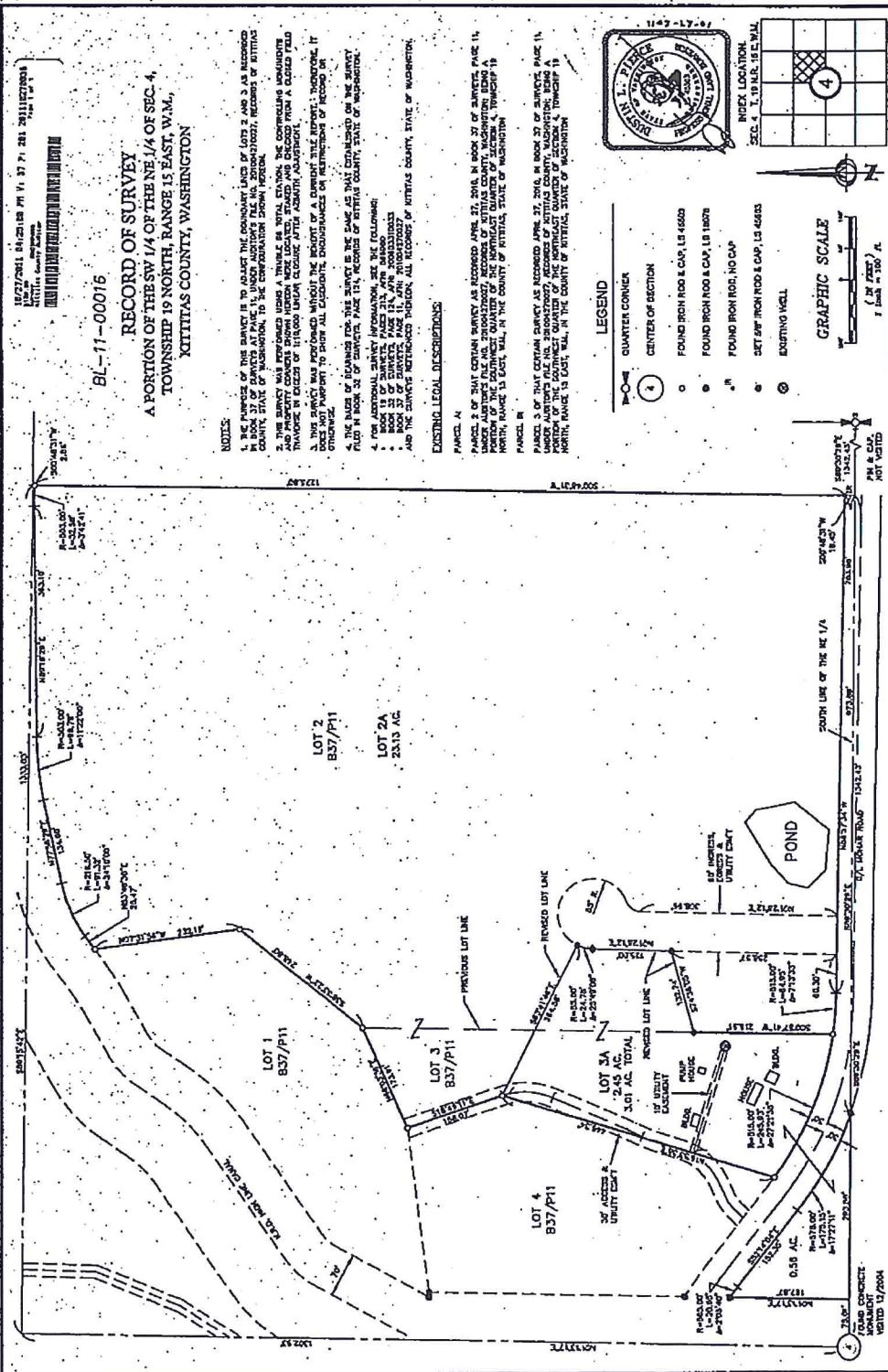
**END OF GUARANTEE**



2011027036

37/201

30-124



**BL-11-00016**  
**RECORD OF SURVEY**  
 A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 4,  
 TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINES OF LOTS 2 AND 3 AS RECORDED IN BOOK 37 OF SURVEYS AT PAGE 13, UNDER SURVEYOR THE W.M. 2000217037, RECORDS OF KITTITAS COUNTY, WASHINGTON, TO SHOW ALL EXISTING ENCUMBRANCES OF RECORD ON THE SURVEY AND TO SHOW ALL EXISTING ENCUMBRANCES OF RECORD ON THE SURVEY.
2. THIS SURVEY WAS PERFORMED USING THE FOLLOWING INSTRUMENTS: THEODOLITE, DISTANCE MEASUREMENT SYSTEM, AND A TOTAL STATION. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS OF THE STATE OF WASHINGTON.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT IS THE RESPONSIBILITY OF THE PURCHASER TO OBTAIN A CURRENT TITLE REPORT.
4. THE BOUNDARY LINES FOR THIS SURVEY IS THE SAME AS THAT CONTAINED ON THE SURVEY FILED IN BOOK 37 OF SURVEYS, PAGE 13, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:  
 a. BOOK 37 OF SURVEYS, PAGE 13, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.  
 b. BOOK 37 OF SURVEYS, PAGE 13, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.  
 c. BOOK 37 OF SURVEYS, PAGE 13, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**EXISTING LEGAL DESCRIPTIONS:**

PARCEL A  
 PARCEL B  
 PARCEL C  
 PARCEL D  
 PARCEL E

**LEGEND**

- QUARTER CORNER
- CENTER OF SECTION
- FOUND IRON ROD & CAP, LS 4550
- FOUND IRON ROD & CAP, LS 18078
- FOUND IRON ROD, NO CAP
- SET OFF IRON ROD & CAP, LS 45503
- EXISTING WELL

**INDEX LOCATION**

SEC. 4, T. 19 N.R. 15 E. W.M.

**GRAPHIC SCALE**

1" = 100' A.

**BOUNDARY LINE ADJUSTMENT**

PREPARED FOR  
 A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4,  
 TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

DATE: 10/20/11  
 JOB NO.: 045902  
 SHEET: 1 OF 1

DRAWN BY: G. WEISER  
 CHECKED BY: D. PIERCE

**RECORDED CERTIFICATE 2011027036**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE SURVEYING REGULATIONS OF THE STATE OF WASHINGTON.

RECORDED AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON, ON THIS 20th DAY OF OCTOBER, 2011.

SURVEYOR'S NAME: GUY L. PIERCE  
 COUNTY AUDITOR: GUY L. PIERCE  
 COUNTY CLERK: GUY L. PIERCE

CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING

105 NE Maple Street, Suite 201 - Pullman, WA 99163 - Phone: (509) 331-0310 - Fax: (509) 331-0315  
 108 East 2nd Street - Ok. Okla. WA 98721 - Phone: (509) 624-7433 - Fax: (509) 674-7417