 <b>First American Title™</b>	<b>Subdivision Guarantee</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	GUARANTEE NUMBER <b>5003353-0002345r</b>

Order No.: 41140

Liability: \$350.00

Fee: \$1,000.00

Tax: \$29.05

Name of Assured: Roger Weaver


Date of Guarantee: November 28, 2018

The assurances referred to on the face page hereof are:



**Kittitas County CDS**

1. Title is vested in:
  - Gloria M. Bradshaw, as her separate estate
2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.
3. The following matters are excluded from the coverage of this Guarantee:
  - A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
  - B. Water rights, claims or title to water.
  - C. Tax Deeds to the State of Washington.
  - D. Documents pertaining to mineral estates.
4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.
5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.
6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

 <b>First American Title™</b>	<b>Subdivision Guarantee</b>
	<small>ISSUED BY</small> <b>First American Title Insurance Company</b>
<b>Schedule B</b>	<small>GUARANTEE NUMBER</small> <b>5003353-0002345r</b>

File No.: 41140

**RECORD MATTERS**

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

3. General taxes for the year 2018 which have been paid.

Amount: \$908.59  
 Levy code: 22  
 Land use/DOR code: 11  
 Map number: 17-17-11000-0007  
 Parcel number: 695033  
 Assessed value of land: \$76,000.00  
 Assessed value of improvement: \$174,780.00

4. THE 2018 TAXES reflect a senior citizen exemption as allowed under RCW 84.36. Any curtailment of the exemption may result in an additional amount being due.

5. NOTWITHSTANDING PARAGRAPH 4 of the insuring clauses of the policy, the access coverage provided in said paragraph 4 is subject to the insured's completion of the permitting process required by Kittitas Reclamation District and is further limited to the access allowed in that permit, subject to the terms, conditions and provisions therein, and payment of any fees required thereby.

6. EASEMENT, including terms and provisions contained therein:

Recorded: July 9, 2002  
 Recording no.: 200207090034  
 In favor of: Gloria M. Bradshaw  
 For: ingress, egress, utilities and all other stated purposes  
 Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

7. OIL AND GAS LEASE and the terms and conditions thereof.

Lessor: Waldo W. Bradshaw and Gloria M. Bradshaw, his wife  
 lessee: Shell Oil Company  
 Term: 10 years, with the right to extend  
 Dated: February 10, 1981  
 Recorded: May 6, 1981  
 Recording no.: 451836

Matters affecting the interest of the lessee have not been examined.

NOTE: This matter may be removed with evidence in the form of an affidavit from the owner that no gas or oil has

been produced or monies received since the primary term, of the lease.

8. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals  
Reserved by: Northern Pacific Railway Company  
Recorded: February 15, 1908  
Recording no.: 20599

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

9. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: January 5, 2017  
Recording no.: 201701050028  
Book: 40  
Page: 189-191

10. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

Between: United States of America  
And: Kittitas Reclamation District  
Dated: January 20, 1949  
Recording no.: 208267

11. ANY QUESTION THAT MAY ARISE due to the shifting and/or changing in the course of Unnamed Creek.

12. RIGHTS OF THE GENERAL PUBLIC to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (affects all of the premises subject to such submergence.)

13. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

 <b>First American Title™</b>	<b>Subdivision Guarantee</b>
	<small>ISSUED BY</small> <b>First American Title Insurance Company</b>
<b>Schedule C</b>	<small>GUARANTEE NUMBER</small> <b>5003353-0002345r</b>

File No.: 41140

The land in the County of Kittitas, State of Washington, described as follows:

That portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 11, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 11;  
 Thence West along the North line of said Southwest Quarter of the Northeast Quarter, 340 feet to the true point of beginning;  
 Thence South parallel with the East line of said Section, 150 feet;  
 Thence West parallel with the North line of said Section, 627 feet;  
 Thence North parallel with the East line of said Section, 209 feet;  
 Thence East parallel with the North line of said Section, 627 feet;  
 Thence South parallel with the East line of said Section, 59 feet to the true point of beginning.

TOGETHER WITH an easement 30 feet in width for ingress and egress and utilities over, under and across a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 11, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, the center line of which is described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section;  
 Thence West along the North line of the Southwest Quarter of the Northeast Quarter, 340 feet and the terminus of said center line.

 <b>First American Title™</b>	<b>Subdivision Guarantee</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	GUARANTEE NUMBER <b>5003353-0002345r</b>

Order No.: 41140

Liability: \$350.00

Fee: \$1,000.00

Tax: \$29.05

Name of Assured: Roger Weaver

Date of Guarantee: November 28, 2018


The assurances referred to on the face page hereof are:

1. Title is vested in:

Gloria M. Bradshaw, as her separate estate

2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.
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5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.
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**RECEIVED**  
DEC 10 2018  
Kittitas County CDS

 <b>First American Title™</b>	<b>Subdivision Guarantee</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule B</b>	GUARANTEE NUMBER <b>5003353-0002345r</b>

File No.: 41140

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Kittitas Reclamation District: (509) 925-6158

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4. **THE 2018 TAXES** reflect a senior citizen exemption as allowed under RCW 84.36. Any curtailment of the exemption may result in an additional amount being due.

5. **NOTWITHSTANDING PARAGRAPH 4** of the insuring clauses of the policy, the access coverage provided in said paragraph 4 is subject to the insured's completion of the permitting process required by Kittitas Reclamation District and is further limited to the access allowed in that permit, subject to the terms, conditions and provisions therein, and payment of any fees required thereby.

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12. RIGHTS OF THE GENERAL PUBLIC to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (affects all of the premises subject to such submergence.)

13. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

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<b>Schedule C</b>	GUARANTEE NUMBER <b>5003353-0002345r</b>

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