

Transaction Identification Data for reference only:

Issuing Agent: **AmeriTitle**

Issuing Office: 101 W Fifth Ave. Ellensburg, WA 98926

Customer Reference No.:

Issuing Office File Number: 274357AM

Property Address:

NKA Thorp Prairie Rd, Ellensburg, WA 98926, NKA Thorp Prairie Rd, Thorp, WA 98946, 5091 & NKA Thorp Prairie Rd, Cle Elum, WA 98922

NKA, 3390, 4510 & 5010 S Thorp Highway, Ellensburg, WA 98926

NKA Cove Road, Ellensburg, WA 98926

NKA Robinson Canyon Road, Ellensburg, WA 98926

NKA Elk Heights Rd, Cle Elum, WA 98922

SCHEDULE A

1. Commitment date: **January 15, 2019 at 7:30 A.M.**

2. Policy to be issued:

(a) **2006 ALTA Owner's Policy** **Standard Coverage** **Extended Coverage**

Rate:

Proposed Policy Amount:

Premium:

Extra Section Charge: \$750.00

Sales Tax: \$62.25

Proposed Insured:

3 Bar G Ranch, Inc., a Washington corporation

(b) **2006 ALTA Loan Policy** **Standard Coverage** **Extended Coverage**

Rate:

Proposed Policy Amount:

Premium: \$0.00

Endorsements:

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is: **FEE SIMPLE**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

3 Bar G Ranch, Inc., also shown of record as Three Bar G Ranch, Inc., a Washington corporation, as to Tracts 1 through 7 and Tract 8, Parcels 1 and 2 and Marie Hunt, Bernadine Haberman, Harriet Bland, Frank A. Gregerich, Jr., Robert A. Gregerich, and the Heirs and Devisees of Laurin C. Mellergaard, deceased, each as to an indeterminate interest, as to Tract 8 Parcel 3

5. The Land is described as follows:

Tract 1:

Parcel 1:

The Southwest Quarter of the Southeast Quarter and that portion of the Southeast Quarter of the Southeast Quarter which lies South and West of the Yakima River; all in Section 19, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

The East Half of the East Half of Section 25, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

- 1. A tract of land described as follows: Beginning at the Northeast corner of said section; Thence West 150 feet to the Northeast boundary line of the County Road running through said Section; Thence Southeasterly along said boundary line 184 feet to the East boundary line of said Section; Thence North along said section line 105 feet to the point of beginning, and**
- 2. Rights-of-way deeded to the West Side Irrigation Company, a corporation, by deeds recorded in Book 26 of Deeds, pages 104 and 111; and**
- 3. Right of Way for County Roads and Thorp Highway over said lands, and**
- 4. That property conveyed to Kittitas County in deed recorded September 13, 1993 under Auditor's File No. 563311, as follows:**

Parcel 1:

Beginning at the North Quarter corner of Section 25, Township 18 North, Range 17 East, W.M., Thence North 88°50'17" East along the North line of said Section 25, 1,408.59 feet to a point (Station 2+18.87) on the centerline of Miller Road, as established by CRP 99-91; Thence along said centerline South 11°46'08" West 9.60 feet; Thence South 78°13'52" East, 30.00 feet to the true point of beginning; Thence South 11°46'08" West, 193.789 feet; Thence 240.21 feet along the arc of a curve to the left having a central angle 13°28'42", a radius of 1,021.115 feet, a chord distance of 239.66 feet bearing South 05°01'47" West; Thence South 01°42'34" East, 213.717 feet; Thence South 88°17'02" West, 9,144 feet; Thence North 01°33'54" West 593.145 feet; thence 78.17 feet along the arc of a curve to the right having a central angle of 89°28'59", a radius of 50.053 feet, a chord distance of 70.466 feet bearing North 43°07'38" East; Thence South 56°20'54" East 5.589 feet; thence North 87°39'45" East 26.701 feet to the true point of beginning.

Parcel 2:

Beginning at the North Quarter corner of Section 25, Township 18 North, Range 17 East, W.M., Thence North 88°50'17" East, along the North line of said Section 25, 1,408.59 feet to a point (Station 2+18.87) on the centerline of Miller Road, as established by CRP 99-91; Thence along said centerline South 11°46'08" West, 203.391 feet; Thence 247.267 feet along the arc of a curve to the left having a central angle of 13°28'43", a radius of 1,051.115 feet, a chord distance of 246.697 feet bearing South 05°01'47" West; Thence South 01°42'34" East, 263.717; Thence North 88°17'26" East, 20.000 feet to the true point of beginning; Thence South 65°08'39" East, 11.180 feet; Thence South 01°42'34" East; 766.146 feet; Thence South 01°38'51" East, 1,428.854 feet; Thence South 88°17'42" West, 10.000 feet; Thence North 01°38'51" West, 1,429.316 feet; Thence North 01°42'34" West, 770.684 feet to the true point of beginning.

Parcel 3:

Beginning at the North Quarter corner of Section 25, Township 18 North, Range 17 East, W.M., Thence North 88°50'17" East, along the North line of said Section 25, 1,408.59 feet to a point (Station 2+18.87) on the centerline of Miller Road, as established by CRP 99-91; Thence along said centerline South 11°46'08" West, 203.391 feet; Thence 247.26 feet along the arc of a curve to the left having a central angle of 13°28'42", a radius of 1,051.115 feet, a chord distance of 246.697 feet bearing South 05°01'47" West; Thence South 01°42'34" East, 253.717 feet; Thence South 88°17'26" West, 20.000 feet to the true point of beginning; Thence South 01°42'34" East, 200.000 feet; Thence South 88°17'26" West, 10.000 feet; Thence North 01°42'34" West, 200.00 feet; Thence North 88°17'26" East, 10.000 feet to the true point of beginning.

5. Parcel A of that certain Survey as recorded May 18, 2010, in Book 37 of Surveys, page 18, under Auditor's File No. 201005180019, records of Kittitas County, Washington; being a portion of Sections 24 and 25, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel 3:

Parcel B of that certain Survey as recorded May 18, 2010, in Book 37 of Surveys, page 18, under Auditor's File No. 201005180019, records of Kittitas County, Washington; being a portion of Section 24, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract 2:

Parcel 1:

That portion of Government Lot 4 in Section 30 which lies Southwesterly of the right of way of the West Side Irrigating Company Canal, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

- 1. The right of way of Robinson Canyon County Road.**
- 2. The right of way of Miller County Road.**

Parcel 2:

Parcels G1 and G2 of that certain Survey as recorded April 13, 2001, in Book 26 of Surveys, pages 46, 47 and 48, under Auditor's File No. 200104130015, records of Kittitas County, Washington; being a portion of the Southwest Quarter and the Northwest Quarter of Section 30, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Tract 3:

Parcel 1

The West Half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 30, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT

- 1. That portion of the Northwest Quarter of the Northwest Quarter that lies North and East of the county road;**
- 2. The right of way of the county road through the Southeast Quarter of the Northwest Quarter of said Section 30;**

3. A tract of land in the Southeast Quarter of the Northwest Quarter which is bounded by a line beginning at a point 156 feet East of the Northwest corner of said quarter of quarter section and running thence South 51°30' East, 269 feet; thence North 43° East, 234 feet; and thence West 369 feet to the point of beginning; and

4. A tract of land in the Southeast Quarter of the Northwest Quarter which is bounded by a line beginning at the Southeast corner of said quarter of quarter section and running thence West on the South boundary line of said quarter of quarter section 597.9 feet; thence North 48°57' East 642.2 feet to the center line of the county road; thence South 52°45' East along the center line of the county road 121.12 feet to the East boundary line of said quarter of quarter section; and thence South along said East boundary line of said quarter of quarter section 366.96 feet, more or less, to the point of beginning;

5. A portion of the North Half of the Northwest Quarter and a portion of the Southeast Quarter of the Northwest Quarter, all being in Section 30, Township 18 North, Range 18 East, W.M., Kittitas County, Washington which is bounded by a line described as follows: Beginning at the Northeast corner of said North Half of the Northwest Quarter, thence South 1°25'39" East along the East boundary of said North Half of the Northwest Quarter, 2234.77 feet; thence North 52°04'55" West, 1323.81 feet to the true point of beginning; thence North 52°04'55" West, 497.06 feet; thence North 39°08'20" East, 427.12 feet; thence South 54°47'40" East, 498.18 feet; thence South 39°08'47" West, 450.70 feet to the true point of beginning.

Parcel 2

The West Half of the Northeast Quarter and that part of the Northwest Quarter of the Southeast Quarter of Section 30, which is described as follows:

A tract of land bounded by a line beginning at the Southeast corner of said quarter of quarter section and running thence North along the East boundary line of said quarter of quarter section 208 feet to the Southwesterly boundary line of the county road; thence North 49°15' West, 361.5 feet; thence North 40°15' East, 259 feet; thence South 49°45' East, 142.5 feet, more or less, to the East boundary line of said quarter of quarter section; thence North along said East boundary line of said quarter of quarter section 775 feet, more or less, to the Northeast corner of said quarter of quarter section; thence West on the North boundary line of said quarter of quarter section 1320 feet, more or less, to the Northwest corner of said quarter of quarter section; thence South along the West boundary line of said quarter of quarter section 1320 feet to the Southwest corner of said quarter of quarter section; and thence East 1320 feet, more or less, along the South boundary line of said quarter of quarter section to the point of beginning;

All in Township 18 North, Range 18 East, W.M.

EXCEPT

1. Right of way of the county road crossing said premises, and
2. Tracts of land conveyed to the City of Ellensburg for Electric Light and Power Canal, by Deeds recorded in Book 7 of Deeds, page 512, Book 9 of Deeds, page 160, Book 25 of Deeds, page 162, Book 10 of Deeds, page 177, Book 22 of Deeds, page 562, and Book 21 of Deeds, page 414 under Auditor's File No. 377113.

3. A portion of the Southwest Quarter of the Northeast Quarter and a portion of the Northwest Quarter of the Southeast Quarter, all being in Section 30, Township 18 North, Range 18 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 30, thence South 1°25'39" East, along the North-South center quarter section line of said Section 30, 2314.97 feet to the North right of way boundary of the county road; thence South 51°10' East 64.15 feet to the true point of beginning; thence South 51°10'00" East, 816.04 feet; thence South 38°41'03" West, 294.48 feet; thence North 54°01'20" West, 581.94 feet, thence North 2°46'02" East, 400.17 feet to the true point of beginning;

4. A portion of the Northwest Quarter of the Southeast Quarter and a portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 18 North, Range 18 East, W.M., Kittitas County, Washington, which is bounded by a line described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 30, thence South 1°25'39" along the West boundary of said Northwest Quarter, 2236.16 feet; thence South 51°10'02" East, 304.05 feet to the true point of beginning; thence South 51°10'02" East, 738.13 feet; thence North 38°43'50" East, 201.50 feet; thence North 51°10'02" West, 432.00 feet; thence North 62°13'10" West, 173.50 feet; thence South 77°40'50" West, 216.02 feet to the true point of beginning.

Parcel 3

A tract of land bounded by a line commencing at a point 80 rods South and 156 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of said section, thence South 29 1/2° East 269 feet to a poplar tree; thence North 65° East 234 feet to a point 369 feet East from the point of beginning; thence West 369 feet to the place of beginning;

All in Section 30, Township 18 North, Range 18 East, W.M.;

EXCEPT

1. Right of way of county road across a portion of said lands.
2. A portion of the North Half of the Northwest Quarter and a portion of the Southeast Quarter of the Northwest Quarter, all being in Section 30, Township 18 North, Range 18 East, W.M., Kittitas County, Washington which is bounded by a line described as follows: Beginning at the Northeast corner of said North Half of the Northwest Quarter, thence South 1°25'39" East along the East boundary of said North Half of the Northwest Quarter, 2234.77 feet; thence North 52°04'55" West, 1323.81 feet to the true point of beginning; thence North 52°04'55" West, 497.06 feet; thence North 39°08'20" East, 427.12 feet; thence South 54°47'40" East, 498.18 feet; thence South 39°08'47" West, 450.70 feet to the true point of beginning.

Parcel 4

That portion of the Northwest Quarter of the Northwest Quarter which lies North and East of the county road, more particularly described as follows:

Beginning at the Northwest corner of Section 30, thence South 105 feet; thence South 46.37 East, 1658 feet; thence North 1193 feet; thence North 88°15' West, 1225 feet to the point of beginning;

All in Section 30, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT

1. Beginning at the Northwest corner of said section, running thence South 103 feet 3 inches; on the West line of said section, to a point where said section line intersects the Northerly boundary line of a county road; thence Easterly along said Northerly line of said county road a distance of 47 feet; thence in a Northerly direction 150 feet to a point on the North line of said section, which point is 104 feet East of the Northwest corner of said Section; and running thence West along said North section line 104 feet to the point of beginning.

2. A tract of land bounded by a line beginning at a point on the North boundary line of said Section 104 feet East of the Northwest corner of said section and running thence East on said North boundary line 598.1 feet; thence South 2°35' West 311.7 feet; thence South 55°13' West 305.4 feet to a point on the North boundary line of the right of way for the county road; thence along said North boundary line of right of way North 48°34' West 530.0 feet; and thence North 26°36' East 148.89 feet to the point of beginning;

3. Right of way of County road across a portion of said lands.

4. A portion of the North Half of the Northwest Quarter and a portion of the Southeast Quarter of the Northwest Quarter, all being in Section 30, Township 18 North, Range 18 East, W.M., Kittitas County, Washington which is bounded by a line described as follows: Beginning at the Northeast corner of said North Half of the Northwest Quarter, thence South 1°25'39": East along the East boundary of said North Half of the Northwest Quarter, 2234.77 feet; thence North 52°04'55" West, 1323.81 feet to the true point of beginning; thence North 52°04'55" West, 497.06 feet; thence North 39°08'20" East, 427.12 feet; thence South 54°47'40" East, 498.18 feet; thence South 39°08'47" West, 450.70 feet to the true point of beginning.

Parcel 5

The Northeast Quarter of the Northwest Quarter of Section 30, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT

1. A tract of land conveyed to the City of Ellensburg by deed dated November 24, 1903, and recorded in Book 7 of Deeds, page 575, described as follows:

Beginning at the Northeast corner of said quarter and running thence South 22° East, 336 feet; thence North 57 1/2° West 409 feet; thence North 68° East 235 feet to the point of beginning; ALSO a strip of land 20 feet in width lying along and to the Southwest of the Southwest boundary of the above described tract, conveyed to the City of Ellensburg by deed dated July 14, 1911, and recorded in Book 23 of Deeds page 116.

2. Right of way of county road across a portion of said lands.

3. A portion of the North Half of the Northwest Quarter and a portion of the Southeast Quarter of the Northwest Quarter, all being in Section 30, Township 18 North, Range 18 East, W.M., Kittitas County, Washington which is bounded by a line described as follows: Beginning at the Northeast corner of said North Half of the Northwest Quarter, thence South 1°25'39" East along the East boundary of said North Half of the Northwest Quarter, 2234.77 feet; thence North 52°04'55" West, 1323.81 feet to the true point of beginning; thence North 52°04'55" West, 497.06 feet; thence North 39°08'20" East, 427.12 feet; thence South 54°47'40" East, 498.18 feet; thence South 39°08'47" West, 450.70 feet to the true point of beginning.

Parcel 6

All that certain tract or parcel of land bounded and described as follows, to wit:

Commencing at the Northeast corner of the Northwest Quarter of Section 30, in Township 18 North, of Range 18 East of Willamette Meridian, and running thence West 144 feet to intersect with the West boundary line of a strip of land owned by the said City for its power canal, thence South 36° East 256 feet, following said West boundary line, and thence North 206 feet to the place of beginning containing 33/100 of an acre, more or less.

Tract 4:

The West Half of the West Half of Section 24, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. A strip of land conveyed to the Chicago, Milwaukee & St. Paul Railway Company, by deed dated June 27, 1907, recorded in Book 16 of Deeds, Page 124;
2. Right-of-way of Kittitas Reclamation District Canal;
3. Right-of-way of Thorp Prairie Road.

Tract 5:

Parcel 1:

That portion of the Northeast Quarter of the Northwest Quarter of Section 25, Township 19 North, Range 16 East, W.M., Kittitas County, State of Washington, bounded by a line described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter of said Section 25, thence South along the West boundary of said Northeast Quarter of the Northwest Quarter, 230 feet, more or less to the South right-of-way boundary of the county road (Thorp Prairie Road) at which point is the true point of beginning; thence South 74°06' East along the South right-of-way boundary of the county road; thence South 57°40' East along said right-of-way boundary, 187.0 feet; thence South 50°33' East along said right-of-way boundary to a point on the West right-of-way of the old Elk Heights Road, 84 feet more or less; thence South 70°12' West along said West right-of-way boundary, 99.10 feet more or less to the North right-of-way boundary of the access road to the Interstate Highway I-90; thence Westerly along said North right-of-way boundary to a point of intersection with the west boundary of said Northeast Quarter of the Northwest Quarter; thence North along said west boundary to the true point of beginning.

Parcel 2:

The West Half of the Northwest Quarter of Section 25, Township 19 North, Range 16 East, W.M., Kittitas County, State of Washington:

EXCEPT

That portion of the Northwest Quarter of the Northwest Quarter of said section lying South of the South boundary of the Interstate Highway I-90:

EXCEPT

Interstate Highway I-90.

AND EXCEPT:

1. A strip of land 20 feet in width along the Southwest Quarter of said Section 25 as conveyed to the County of Kittitas by deed dated December 1, 1913, recorded in Book 26 of Deeds, page 331;

Tract 6:

The Northeast Quarter of Section 25, in Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. Right-of-Way for PSH No. 3. (I-90)

2. Right-of-way for County Road (Thorp Prairie Road).

3. That portion of the Southeast Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 16 East, W.M., Kittitas County; Beginning at the Southeast corner of the Northeast Quarter of said Section 25; Thence Westerly along the South line of said subdivision 730 feet, more or less, to the intersection of the LE line at Highway Engineer's Station 487+80, more or less, of Interstate 90; Thence North 65°24'15" West a distance of 54 feet, more or less, along the centerline of the LE line of said highway to Engineer's Station 487+26.02; Thence North 24°35'45" East 235.00 feet to the true point of beginning, said point being on the Northeast boundary of the TP frontage road; Thence North 24°35'45" East 208.72 feet; Thence North 65°24'15" West 208.72 feet; Thence South 24°35'45" West 208.72 feet; Thence South 65°24'15" East 208.72 feet to the true point of beginning.

4. The West 567 feet of the West Half of the Northeast Quarter of Section 25, Township 19 North, Range 16 East, W.M., Kittitas County, Washington lying North of the North boundary of the county road (Thorp Prairie Road).

Tract 7:

Parcel 1:

That portion of the Northeast Quarter of Section 30, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, lying South of the South right-of-way line of Thorp Prairie County Road.

Parcel 2:

That portion of the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, lying South of the South right-of-way line of Thorp Prairie County Road; EXCEPT right-of-way of Kittitas Reclamation District canal, if any; and EXCEPT that portion conveyed to Kittitas County for addition width for county road by deed recorded August 31, 1971 in Volume 23, page 529, under Auditor's File No. 370125.

Parcel 3:

**That portion of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 17 East, W.M., which is described as follows:
Beginning at the Southeast corner of said Quarter of Quarter Section; Thence West 690 feet; Thence North to the South line of county road; Thence Easterly following the South line of county road to the East line of said Quarter of Quarter section; Thence South to the point of beginning;**

AND

The East 690 feet of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington,

EXCEPTING FROM ALL OF THE ABOVE that portion conveyed to Kittitas County for additional width for County Road by deed recorded September 30, 1994, in Volume 359, page 342, under Auditor's File No. 575519.

Tract 8:

Parcel 1:

The South Half of the Southwest Quarter and the Northeast Quarter of the Southeast Quarter of Section 30, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT:

Thorp Prairie Road as conveyed by Deeds recorded October 20, 1970, Auditor's File No. 364147, recorded November 30, 1972, Auditor's File No. 379392 and recorded October 7, 1994, Auditor's File No. 575790

AND EXCEPT:

That portion lying within PSH3 (I-90) as appropriated by the State of Washington in the Superior Court for the State of Washington, in and for Kittitas County, under Cause No. 15934.

Parcel 2:

The Northwest Quarter of the Southwest Quarter and the West 630 feet of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 17 East of the Willamette Meridian, Kittitas County, Washington, EXCEPT that portion lying within PSH 3 (I-90) as appropriated by the State of Washington, in the Superior Court for the State of Washington, in and for Kittitas County, under Cause No. 15934.

AND EXCEPT that portion lying within the boundaries of Thorp Prairie Road as said road is now located.

Parcel 3:

All of the Northwest Quarter of Section 30 in Township 19 North, Range 17 East of the Willamette Meridian, Kittitas County, Washington, EXCEPT a strip of land along the East side of said tract one rod wide for a road, ALSO EXCEPTING THE FOLLOWING;

That portion of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 17 East, W.M., which is described as follows:

Beginning at the Southeast corner of said Quarter of Quarter Section, Thence West 690 feet; Thence North to the South line of county road, Thence Easterly following the South line of county road to the East line of said Quarter of Quarter section, Thence South to the point of beginning.

EXCEPT that portion lying within the boundaries of Thorp Prairie Road as said road is now located.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. 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 SE Quarter, Section 19, Township 18N, Range 18E, W.M.; Ptn E Half E Half, Section 25 and Parcel B, Survey 37 pg 18, Sec 24, Township 18N, Range 17E., W.M.; Ptn Govt Lot 4, Parcels G1 & G2, Survey 26, pg 46, and Ptns. of the N Half and SE Quarter, Section 30, Township 18N, Range 18E., W.M.; Ptn W Half W Half, Section 24, and ptns NW & NE Quarters, Section 25, Township 19N, Range 16E., W.M.; Ptns NE, NW, and SW Quarters, and ptn N SE Quarter, Section 30, Townshi 19N, Range 17E, W.M.
7. 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.

8. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of 3 Bar G Ranch, Inc.

NOTES

- A. 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.
- B. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- C. According to the available County Assessor's Office records or information provided to the company, the purported address of said land is:
 - 5091 Thorp Prairie Rd, Cle Elum, WA, 98922
 - NKA Thorp Prairie Rd, Cle Elum, WA, 98926
 - NKA Thorp Prairie Rd, Thorp, WA 98946
 - NKA Thorp Prairie Rd, Ellensburg, WA. 98926
 - 5010 S Thorp Highway, Ellensburg, WA 98926
 - 3930 S. Thorp Highway, Ellensburg, WA 98926
 - 4510 S Thorp Highway, Ellensburg, WA 98926
 - NKA S Thorp Highway, Ellensburg, WA. 98926
 - NKA Cove Road, Ellensburg, WA 98926
 - NKA Robinson Canyon Road, Ellensburg, WA. 98926,
 - NKA Elk Heights Rd, Cle Elum, WA 98922

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. 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
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
10. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$960.34

Year: 2018

Parcel No.: 639433

Affects: Tract 1 Parcel 1

11. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$605.88

Year: 2018

Parcel No.: 539233

Affects: Ptn Tract 1 Parcel 2

12. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$489.73

Year: 2018

Parcel No.: 779233

Affects: Ptn Tract 1 Parcel 2

13. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$248.34

Year: 2018

Parcel No.: 879233

Affects: Ptn Tract 1 Parcel 2

14. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$1,808.57

Year: 2018

Parcel No.: 509233

Affects: Tract 1 Ptn Parcel 2 & Parcel 3

15. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$414.96

Year: 2018

Parcel No.: 762633

Affects: Tract 2 Parcel 1

16. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$698.35

Year: 2018

Parcel No.: 16032

Affects: Ptn Tract 2 Parcel 2

17. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$2,651.62

Year: 2018

Parcel No.: 792633

Affects: Ptn Tract 2 Parcel 2

18. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$6,906.39

Year: 2018

Parcel No.: 732633

Affects: Tract 3 Parcels 1 through 5

19. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$20.91

Year: 2018

Parcel No.: 722633

Affects: Tract 3 Parcel 6

20. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$323.37

Year: 2018

Parcel No.: 567234

Affects: Ptn Tract 4

21. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$407.95

Year: 2018

Parcel No.: 657234

Affects: Ptn. Tract 4

22. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$24.14

Year: 2018

Parcel No.: 267534

Affects: Tract 5 Parcel 1

23. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$102.13

Year: 2018

Parcel No.: 307534

Affects: Tract 5 Parcel 2

24. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$465.77

Year: 2018

Parcel No.: 947534

Affects: Tract 6

25. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$6.28

Year: 2018

Parcel No.: 327834

Affects: Tract 7 Parcel 1

26. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$59.04

Year: 2018

Parcel No.: 627834

Affects: Tract 7 Parcel 2

27. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$97.10

Year: 2018

Parcel No.: 927834

Affects: Tract 7 Parcel 3

28. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$786.89

Year: 2018

Parcel No.: 607834

Affects: Tract 8 Parcels 1 and 2

29. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$467.19

Year: 2018

Parcel No.: 647834

Affects: Tract 8 Parcel 3

30. The lien of real estate Excise Tax upon any sale of said premises, if unpaid.

- Properties located inside Kittitas County, the total rate is 1.53% of the total sales price

31. 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.

32. 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.

33. Right of Ways to West Side Irrigating Company as disclosed in document,
Recorded: March 27, 1894 and April 3, 1894
Book 26, pages 104 and 111
Instrument No.: 35546 and 35553
Affects: Tract 1
34. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Chicago, Milwaukee & St. Paul Railway Company
Purpose: Right to protect any cuts which may be made on said land, by erecting on both sides thereof and within 150 feet from the centerline of railway, portable snow fences, provided that such fences shall not be erected before the 15th day of October of each year and shall be removed on or before the 1st day of April of the next ensuing their erection.
Recorded: July 11, 1907
Instrument No.: 19011
Book 16, Page 124
Affects: Tract 4
35. The provisions contained in deed executed by Charles C. Prater and Velma A. Prater, his wife,
Recorded: September 28, 1910,
Instrument No.: 27796.
As follows: "Reserving hereby to parties of the first part all waste waters arising from the said Manastash Creek."
Affects: Tract 2
36. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: George Minielly and Addie E. Minielly, his wife
Purpose: Water ways for drainage and irrigation purposes; also the right to construct one ditch to carry drainage and irrigation water across the Northwest corner of said land
Recorded: November 29, 1912
Instrument No.: 33730
Book 24, Page 145
Affects: Tract 2

37. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The West Side Irrigating Company
Purpose: A strip of land being of sufficient width to operate said canal and to make all necessary excavations, repairs and improvements for the convenient use and enjoyment of said canal.
Recorded: August 8, 1913
Instrument No.: 35544
Book 26, Page 102
Affects: Tract 2
38. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: County of Kittitas
Purpose: County Road
Dated: October 25, 1913
Book 13 of Deeds, Page 591
Affects: Tract 5
39. A right of way for county road over a strip of land 40 feet in width across the Northeast Quarter of the Northwest Quarter of said Section 25, granted to Kittitas County by deed dated November 3, 1913, and recorded in Book 26 of Deeds, page 331, under Kittitas County Auditor's File No. 36630
Affects: Tract 5
40. Right of way for County Road, as disclosed in document,
Dated: June 7, 1915
Recorded on Book 28 of Deeds, page 609.
Affects: Tract 1
41. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Chicago, Milwaukee & St. Paul Railway Company
Purpose: Electric transmission system, consisting of two poles and the necessary trolley and transmission wires, anchors and guys, and the right to clear trees from endangering the line
Recorded: April 26, 1918
Instrument No.: 48556
Book 32, Page 249
Affects: Tract 4
42. 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 Power & Light Company, a corporation
Purpose: Electric transmission and distribution line
Recorded: May 4, 1926
Instrument No.: 81620
Book 43, Page 309
Affects: Tract 4

43. 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 Power & Light Company, a corporation
Purpose: To construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line.
Dated: June 14, 1926
Instrument No.: 81620
Book 43 of Deeds, Page 428
Affects: Tract 8
- Said easement contains the following covenant:
"Grantor covenants and agrees that he will not do any blasting or discharge any explosives within a distance of 300 feet of said line without giving reasonable notice in writing to grantee, its successors or assigns, of intention so to do."
44. 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 Power & Light Company and the City of Ellensburg
Purpose: Poles, transformers and other appurtenances for electric transmission and/or distribution
Recorded: July 22, 1926
Instrument No.: 82723
Book 6, Page 156
Affects: Tract 2
45. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Cascade Lumber Company, a corporation.
Dated: September 30, 1926
Book: 45 of Deeds, Page 11
Affects: Tract 5
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.
46. The provisions contained in Deed to the Kittitas Reclamation District,
Dated: October 4, 1927,
Recorded in Book 46 of Deeds, page 44
As follows: "Said grantor, for itself and for its successors and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and across the premises herein conveyed."
Affects: Tract 7
47. The provisions contained in deed from David O. Evans to the Kittitas Reclamation District,
Recorded: September 10, 1928,
Book 46 of Deeds, page 543
As follows: "First party acknowledges full satisfaction for all severance damages to tracts adjacent to the tracts herein described caused by the construction and operation of an irrigation canal across the tracts herein described."
48. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Farmers Bank, a corporation
Purpose: Irrigation ditch
Dated: February 20, 1930
Book 48 of Deeds, Page 346
Affects: Tract 3

49. 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 Power & Light Company
Purpose: Ingress, egress and an electric transmission line
Dated: December 14, 1937
Book 58 of Deeds, Page 577
Affects: Tract 3
50. 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 Power & Light Company
Purpose: An electric transmission and distribution line
Dated: October 18, 1940
Instrument No.: 157038
Book 62 of Deeds, Page 550
Affects: Tract 6
51. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: Underground cables
Recorded: May 18, 1948
Instrument No.: 201205
Book 78 of Deeds, Page 584
Affects: Tracts 6 and 8
52. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company, its successors and assigns
Purpose: Communication systems, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, and surface testing-terminals, repeaters, repeater housings and markers, pole and other appurtenances
Recorded: May 18, 1948
Instrument No.: 201206
Book 78, Page 586
Affects: Tracts 4 and 5
53. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: Communication systems
Dated: April 8, 1948
Instrument No.: 201207
Book 78, Page 588
Affects: Tract 6
54. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: Communication systems
Dated: April 8, 1948
Instrument No.: 201208
Book 78 of Deeds, Page 590
Affects: Tract 5

55. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: The right to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time acquire
Dated: April 2, 1948 and August 3, 1948
Book 78 of Deeds, Page 606, Auditor's File No. 201216 and Book 80 of Deeds, page 155, Auditor's File No. 203096
Affects: Tract 8
56. A waiver of damages, executed by William Packwood and Tennessee Packwood, husband and wife; Philadelphia F. Packwood Young; E. Martin Young; Adaline Virginia Packwood McClay to the City of Ellensburg, dated December 31, 1956, and recorded in Book 99 of Deeds, page 431, releasing the City from all claims and demands "arising or growing out of the existence of or operation of or failure to operate the power canal or light ditch or other appurtenances thereto, or arising or growing out of any covenants, grants, deeds, or agreements with respect thereto."
Affects Tracts 1 and 3
57. 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 Power and Light Company
Purpose: Electric Line
Recorded: October 23, 1963
Instrument No.: 308176
Affects: Tract 5
58. Provisions of Superior Court Cause No. 15934, Kittitas County, Washington, limiting right of ingress and egress, including all existing, future or potential easements of access, light, view and air, to, from and between primary State Highway No. 3 (SR 90).
Affects: Tracts 4, 5 and 8
59. 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 Power & Light Company, a Washington corporation
Purpose: To construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the Right-of-Way together with all necessary or convenient appurtenances therefor
Recorded: December 23, 1969
Instrument No.: 358714
Book 9, Page 88
Affects: Tracts 6 and 8
60. 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 Power and Light Company, a Washington Corporation
Purpose: One or more electric transmission and/or distribution lines
Recorded: December 31, 1969
Instrument No.: 358789
Affects: Tracts 4 and 5
61. Provisions of Superior Court Case No. 16092, Kittitas County, Washington, limiting right of ingress and egress, including all existing future or potential easements of access, light, view and air, to, from and between Primary State Highway No. 3, (SR 90)
Affects: Tract 5

62. 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 Power & Light Company, a Washington corporation
Purpose: To construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the Right-of Way together with all necessary or convenience appurtenances thereto
Recorded: January 24, 1974
Instrument No.: 387495
Book 46, Page 359
Affects: Tract 8

63. Pendency of Yakima County Superior Court Cause No. 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, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 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(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph 6C, or 5C if Homeowner's Policy, in the general exceptions which are printed on Schedule B herein. The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies

64. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Carrying water in an irrigation ditch
Recorded: November 12, 1980
Instrument No.: 447197
Affects: Tract 2

65. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Teanum Canal Company, a Washington corporation
Purpose: Teanum Canal irrigation system
Recorded: February 17, 1981
Instrument No.: 449689
Book 144, Page 341
Affects: Tract 1

66. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Northwest Bell Telephone Company, a Washington corporation
Purpose: Underground Communication lines
Recorded: May 17, 1989
Instrument No.: 520537
Affects: Tract 5

67. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: U.S. West Communications, Inc., a Colorado corporation
Purpose: Telecommunications facilities
Recorded: February 18, 1992
Instrument No.: 546702
Book 328, Page 1968
Affects: Tract 8
68. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Lisle Short Plat,
Recorded: November 2, 1996
Book: E of Short Plats Pages: 104 and 105
Instrument No.: 199611050027
Matters shown:
a) Location of fencelines in relation to property boundaries
Affects: Tract 6
69. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Level 3 Communications, LLC
Purpose: Underground communications system
Recorded: March 1, 2000
Instrument No.: 200003010013
Affects: Tracts 4 and 5

An amendment to the above referenced easement was recorded on October 19, 2000 under Auditor's File No. 200010190007.

70. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Level 3 Communications, LLC
Purpose: Underground communication systems
Recorded: March 1, 2000
Instrument No.: 200003010014
Affects: Tracts 7 and 8

Amendment to the above referenced easement was recorded October 19, 2000, under Auditor's File No. 200010190006.

71. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: American Tower L.P., a Delaware partnership
Purpose: Communication services
Recorded: September 21, 2000
Instrument No.: 200009210015
Affects: Tract 8

72. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 13, 2001
Book: 26 of Surveys Pages: 46, 47 and 48
Instrument No.: 200104130015
Matters shown:
a) Physical centerline West Side Canal. Canal right of way width not specified of record. The meanderings of the canal as shown are for acreage determination only.
b) Location of existing driveway along the East Boundary of Lot G2
c) Location of ditch on a portion of the Northwesterly boundary line of Lot G2
d) Gaps and/or overlaps affecting that portion of Lot G2 lying within the Southeast Quarter of the Northwest Quarter
e) Location of fence line in relation to perimeter boundary affecting that portion of Lot G2 lying within the Southeast Quarter of the Northwest Quarter
f) Location of power pole outside the East boundary of said Lot G2
Affects: Tract 2
73. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: American Tower, L.P.
Purpose: Communications facility
Recorded: October 19, 2001
Instrument No.: 200110190022
Affects: Tract 8
74. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Three Bar G Ranch
Lessee: American Tower, L.P.
Disclosed by: Memorandum of Easement Agreement
Date: May 15, 2001
Recorded: October 19, 2001
Instrument No.: 200110190022
Affects: Tract 8
75. 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: A system for purposes of transportation, distribution and sale of natural gas within Kittitas County, Washington
Recorded: February 23, 2006
Instrument No.: 200602230015
Affects: Tracts 4, 6, 7 and 8
- Amendments to the above referenced easement were recorded December 27, 2006 and May 10, 2007, under Auditor's File No's 200612270041 and 200705100029, respectively.
76. Mineral Lease & Royalty Agreement with certain terms, covenants, conditions and provisions set forth therein.
Lessor: 3 Bar G Ranch, Inc., a Washington corporation
Lessee: Hutchinson Properties, LLC, a Washington limited liability company
Dated: October 26, 2006
Recorded: October 26, 2006
Instrument No.: 200610260003
Affects: Tract 5

77. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: AT&T Communications-East, Inc. (formerly AT&T Communications, Inc.) (collectively AT&T)
Purpose: Telecommunications
Recorded: May 16, 2008
Instrument No.: 200805160046
Affects: Tract 4
78. Easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
In favor of: Cascade Community Wind Company, LLC
Purpose: Fall Height, Transmission, Access and Utility Easements
Recorded: December 28, 2010
Instrument No.: 201012280014
Affects: Tracts 7 and 8
79. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: 3 Bar G Ranch, Inc
Lessee: Cascade Community Wind Company, LLC
Disclosed by: Memorandum of Wind Energy Lease Agreement and Related Easements
Date: April 28, 2009
Recorded: December 28, 2014
Instrument No.: 201012280014
Affects: Tracts 7 and 8
80. Easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Cascade Community Wind Company, LLC
Purpose: Fall Height, Transmission, Access and Utility easements
Recorded: May 26, 2011
Instrument No.: 201105260018
Affects: Tracts 4 through 8
81. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Three Bar G Ranch, Inc
Lessee: Cascade Community Wind Company, LLC
Disclosed by: Memorandum of Wind Energy Lease Agreement and Related Easements
Date: May 12, 2011
Recorded: May 26, 2011
Instrument No.: 201105260018
Affects: Tracts 4 through 8

82. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 18, 2012
Book: 38 of Surveys Pages: 121 through 124
Instrument No.: 201212180052
Matters shown:
a) 80' Easement "Q"
b) 60' Easements "R", "S", & "T"
c) Location of Kittitas Reclamation District Main & South Branches
d) Railroad Right of Way
e) Location of Thorp Prairie Road
f) 30' Old Thorp Prairie Road Right of Way
g) Location of I-90 Corridor
h) Notes shown thereon
Affects: Tracts 4 through 8
83. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: 3 Bar G Ranch, Inc. and Robert Allen Gregerich
Secured Party: Farm Credit Services of America, PCA
Recorded: January 10, 2019
Instrument No.: 201901100016
Affects: Tract 3
84. Pending Probate Proceedings in Kittitas County Superior Court of the Estate of Laurin C. Møllergaard
Date of Death: September 3, 2018
Case Number: 18-4-00087-19
Personal Representative/Administrator of said Estate: Franklin Brent Møllergaard
Attorney for the Estate: Jeff Slothower
- The personal representative has been granted non-intervention powers to sell, convey or mortgage the property.
85. Any question due to gaps and/or overlaps in boundary affecting the Southeast Quarter of the Northwest Quarter of said Section 30 as created by various deeds of record.
Affects: Tract 2
86. 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 Yakima River, if it is navigable.
87. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.

88. 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 Unnamed reservoir, if it is navigable.
89. Any question of location, boundary or area related to the Unnamed reservoir, including, but not limited to, any past or future changes in it.
90. 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 SCHEDULE B

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.