

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46914452

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: September 17, 2019

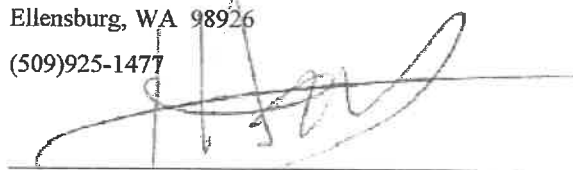
Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

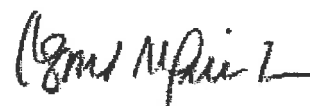
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

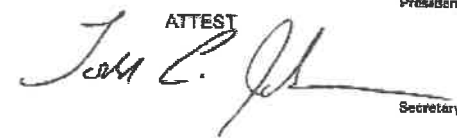
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46914452

SUBDIVISION GUARANTEE

Order No.: 320713AM
Guarantee No.: 72156-46914452
Dated: September 10, 2019 at 7:30 AM

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference:

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

TRACT 1:

The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of Section 20, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT right-of-way for Brick Mill County Road along the North boundary thereof;

AND EXCEPT right-of-way for Kittitas Reclamation District Lateral NB 16.5.

TRACT 2:

Parcel 1:

The South Half of Section 20, Township 18 North, Range 19 East W.M., in the County of Kittitas, State of Washington,

EXCEPT:

1. That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., Kittitas County, Washington which is bounded by a line described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter, thence North 0°19'00" West along the West Boundary of said Section 20, 708.66 feet, thence North 89°41' East, 27.83 feet to the true point of beginning; thence South 89°35'50" East, 339.44 feet; thence North 1°41' East, 231.36 feet; thence South 89°35'20" West, 345.57 feet; thence South 0°18'40" East, 226.39 feet to the true point of beginning.

2. That portion of the Southwest Quarter of the Southwest Quarter of said section which is described as follows:

A tract of land bounded by a line beginning at a point on the East boundary line of the right of way of the County Road, 30 feet East of a point 332.35 feet North of the Southwest corner of said section, and running North 0°19' West along said East boundary line of right of way, 332.35 feet; thence South 89°51' East, 656.3 feet; thence South 0°19' East 331.5 feet; thence North 89°55' West 656.3 feet to the point of beginning.

3. That portion of the Southwest Quarter of the Southwest Quarter of said section which is described as follows:

Beginning at a point on the South line of section 20, which is 30 feet East of the Southwest corner thereof, and running North on the East right of way line of the county road, 193 feet; thence East, parallel with the section line 390.5 feet; thence North 60 feet; thence East, parallel with the section line, 559.0 feet; thence South 253 feet to a point on the section line; and thence West on the section line 949.5 feet to the point of beginning.

4. The South 13.96 feet of the North 43.96 feet of the following described tract:

That portion of the Southwest Quarter of the Southwest Quarter of said Section which is described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter thence North 0°19'00" West, along the West boundary of said Section 20, 708.66 feet; thence North 89°41' East, 27.83 feet to the true point of beginning; thence South 89°35'50" East, 339.44 feet; thence South 1°41'00" West, 258.30 feet; thence South 89°58'40" West, 328.21 feet; thence North 0°47'42" East, 260.72 feet to the true point of beginning.

5. That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southwest corner of said Quarter of Quarter Section, thence North 0°19' West, 708.66 feet; thence North 89°41' East, 27.83 feet; thence North 0°18'40" East, 226.39 feet to the true point of beginning; thence North 89°35'20" East, 180 feet; thence North 30 feet; thence South 89°35'20" West, 180 feet, more or less to the East right of way line of the County Road; thence South along said right of way to the true point of beginning.

6. That portion of the South Half of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., County of Kittitas, State of Washington described as follows:

Beginning at the Southwest corner of said Section 20; thence North 89°58'07" East along the Southerly boundary line of the Southwest Quarter of said Section a distance of 30.00 feet to the Easterly right-of-way boundary line of the County road known as Wilson Creek Road; thence North 00°16'27" West along the Easterly right-of-way boundary line of said County road a distance of 193.00 feet to the true point of beginning, said line being parallel with and 30.00 feet Easterly of the Westerly boundary line of the Southwest Quarter of said Section and the centerline of said County road; thence continuing North 00°16'27" West along the Easterly right-of-way boundary line of said County road a distance of 101.25 feet, said line being parallel with and 30.00 feet Easterly of the Westerly boundary line of the Southwest Quarter of said Section and the centerline of said County road; thence North 89°58'07" East a distance of 1917.99 feet to the centerline of a creek, name unknown, said line being parallel with the Southerly boundary line of the Southwest Quarter of said Section; thence South 01°27'55" East along the centerline of said creek, a distance of 294.34 feet to the Southerly boundary line of the South Half of the Southwest Quarter of said Section; thence South 89°58'07" West along the Southerly boundary line of the South Half of the Southwest Quarter of said Section a distance of 974.61 feet, said point being North 89°58'07" East a distance of 979.50 feet from the Southwest corner of the Southwest Quarter of said Section; thence North 00°16'27" West a distance of 253.00 feet, said line being parallel with the Westerly boundary line of the Southwest Quarter of said section; thence South 89°58'07" West a distance of 559.00 feet, said line being parallel with the Southerly boundary line of the South Half of the Southwest Quarter of said Section; thence South 00°16'27" East a distance of 60.00 feet, said line being parallel with the Westerly boundary line of the Southwest Quarter of said Section; thence South 89°58'07" West a distance of 390.50 feet to the true point of beginning, said line being parallel with the Southerly boundary line of the South half of the Southwest Quarter of said Section;

7. Parcel A of that certain survey recorded November 26, 1991 in Book 18 of Surveys, page 92, under Auditor's File No. 545005 records of Kittitas County, State of Washington, being a portion of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington

EXCEPT:

1. That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is bounded by a line described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 0°19'00" West along the West boundary of said Section 20, 708.66 feet; thence North 89°41' East, 27.83 feet to the true point of beginning; thence South 89°35'50" East, 339.44 feet; thence North 1°41' East, 231.36 feet; thence South 89°35'20" West, 345.57 feet; thence South 0°18'40" West, 226.39 feet to the true point of beginning.

EXCEPT that portion lying within the West 30 feet of said Southwest Quarter as conveyed to the Kittitas County for road purposes by deed recorded April 29, 1927 and filed in Volume 45 of deeds, pages 289, 290 and 291.

2. That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southwest corner of said Quarter of Quarter Section; thence North 0° 19' West, 708.66 feet; thence North 89° 41' East, 27.83 feet; thence North 0° 18' 40" East, 226.39 feet to the true point of beginning; thence North 89° 35' 20" East, 180 feet; thence North 30 feet; thence South 89° 35' 20" West, 180 feet, more or less to the East right of way line of the County road; thence South along right of way to the true point of beginning.

EXCEPT that portion lying within the West 30 feet of said Southwest Quarter as conveyed to Kittitas County for road purposes by deed recorded April 29, 1927 and filed in Volume 45 of deeds, pages 289, 290 and 291.

8. The right of way of County Roads along the North and West boundaries.

9. The right of way of the Kittitas Reclamation District Canal.

TRACT 3:

That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 18 North, Range 19 East, W.M., Kittitas County, Washington, which is bounded by a line described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter, thence North 0° 19' 00" West along the West boundary of said Section 20, 708.66 feet, thence North 89° 41' East 27.83 feet to the true point of beginning; thence South 89° 35' 50" East, 339.44 feet; thence South 1° 41' 00" West, 258.30 feet; thence South 89° 58' 40" West, 328.21 feet; thence North 0° 47' 42" East 260.72 feet to the true point of beginning.

EXCEPT: The North 30.00 feet thereof.

AND

EXCEPT a right of way for the County Road.

Title to said real property is vested in:

Lazy Ed Ranch, Inc., a Washington Corporation

END OF SCHEDULE A

(SCHEDULE B)

Order No: 320713AM
Policy No: 72156-46914452

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

Tax Year: 2019
Tax Type: County
Total Annual Tax: \$1,788.82
Tax ID #: 834434
Taxing Entity: Kittitas County Treasurer
First Installment: \$894.41
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$894.41
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: Tract 1

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$4,688.22
Tax ID #: 824434
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,344.11
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$2,344.11
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: Tracts 2 and 3
8. Communication assessments for the year 2019, which become delinquent after April 30, 2019, if not paid.
Amount: \$0.00
Parcel No. : 824434
9. 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.
10. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: William Taylor
Purpose: Irrigation of lands
Recorded: May 31, 1890
12. 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: Public road
Recorded: April 20, 1927
Book 45 of Deeds, Page 289
Affects: Strips of land 30 feet in width
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Cecil E. Smallwood and Hazel M. Smallwood, his wife
Purpose: Irrigation ditch
Recorded: May 5, 1949
Instrument No.: 207758
Book 81, Page 587

14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Cecil E. Smallwood and Hazel M. Smallwood, his wife
Purpose: Irrigation ditch
Recorded: May 5, 1949
Instrument No.: 207759
Book 81, Page 589
15. Agreement and the terms and conditions contained therein
Between: Dorothy B. Davies and Jeanne M. Gabourie and Nancy L. Huff
And: A. Stewart and Elizabeth W. Bledsoe, husband and wife
Purpose: To establish joint use of well
Recorded: July 13, 1971
Instrument No.: 368971
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Jeanne M. Gabourie
Purpose: Ingress to and egress from
Recorded: July 28, 1971
Instrument No.: 369256
Book 22, Page 451
Affects: Easement 30 feet in width which lies South of the the following:
Beginning at a point 708.66 feet, North 0°19' West of a point 27.83 feet, North 89°41' East, of the Southwest corner of said Section 20; thence South 89°35'50" East, along said line 339.44 feet to the end of said line.
17. 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.
18. Any adverse claim for discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.
19. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the unnamed creek or stream, if it is navigable.
20. Any question of location, boundary or area related to the unnamed creek or stream, including, but not limited to, any past or future changes in it.
21. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- 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: Ptn S Half of Section 20, Township 18 N, Range 19 E, W.M.
- c. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Lazy Ed Ranch, Inc.

Per the Secretary of States Website, said entity is considered "Delinquent."

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