



5. The Land is described as follows:

**Tract 1:**

**That portion of the Southwest Quarter of the Northwest Quarter of Section 3, Township 17 North, Range 18 East, W.M., which is described as follows:**

A tract of land bounded by a line beginning at a point on the West boundary line of said Quarter of Quarter Section, which is 369.6 feet North 5°45' West of the Southwest corner of said Quarter of Quarter Section, and running thence East 240 feet, more or less, to the right bank of the Yakima River; thence Northwesterly, along the right bank of said river, to the intersection thereof with the West boundary line of said Quarter of Quarter Section; and thence South, along the West boundary line of said Quarter of Quarter Section, to the point of beginning;

**EXCEPT any portion thereof contained in Deed to the State of Washington recorded January 25, 1966, in Book 121 of Deeds page 318 under Auditor's File No. 327188.**

**Tract 2:**

**That portion of the South Half of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:**

A tract of land bounded by a line beginning at a point on the East boundary line of said Section, which is 369.6 feet North 5°45' West of the Southeast corner of said Northeast Quarter, and running thence Westerly, parallel with and 369.6 feet North of the South boundary line of said Quarter Section, 2155.1 feet, to the East boundary line of the right of way of the County Road; thence Northwesterly, along said East boundary line of right of way, to a point which is 404.3 feet South 26°23' East of the point of intersection of said boundary line with the North boundary line of said South Half of the Northeast Quarter; thence North 70°58' East 174.5 feet; thence North 35°03' East 174.6 feet; thence North 11°55' East 169.7 feet to the North boundary line of said South Half of the Northeast Quarter; thence running North 89°34' East, along said North boundary line, to the East boundary line of said Quarter Section; and thence South 5°45' East, along said East boundary line, to the point of beginning;

**EXCEPT:**

**1. That portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:**

**A tract of land bounded by a line beginning at the Southeast corner of the Northeast Quarter of said Section; thence North 00°58'10" West on the Easterly boundary line of the Southeast Quarter of the Northeast Quarter of said Section a distance of 1333.00 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 85°21'34" West on the Northerly boundary line of the Southeast Quarter of the Northeast Quarter a distance of 1313.65 feet to the true point of beginning; thence South 19°21'40" West a distance of 297.48 feet; thence North 88°20'02" West a distance of 781.43 feet to the Easterly boundary line of the property described under the Warranty Deed filed under the Kittitas County Auditor's File No. 252071; thence North 76°02'26" East on the Easterly boundary line of said description a distance of 63.70 feet; thence North 40°07'26" East on the Easterly boundary line of said description a distance of 174.60 feet; thence North 16°59'26" East on the Easterly boundary line of said description a distance of 169.70 feet to the Northeast corner of said description and to the Northerly boundary line of the Southwest Quarter of the Northeast Quarter of said Section; thence South 85°21'34" East along the Northerly boundary line of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter a distance of 657.95 feet to the true point of beginning.**

**2. That portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:**

**A tract of land bounded by a line beginning at the Southeast corner of the Northeast Quarter of said Section; thence North 00°58'10" West on the Easterly boundary line of the Southeast Quarter of the Northeast Quarter of said Section a distance of 1333.00 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; and the true point of beginning; thence North 85°21'34" West on the Northerly boundary line of the Southeast Quarter of the Northeast Quarter a distance of 1313.65 feet; thence South 19°21'40" West a distance of 297.48 feet; thence South 85°21'34" East, along a line parallel with the North boundary line of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of said Section to the East boundary line of the Southeast Quarter of the Northeast Quarter of said Section; thence North 00°58'10" West, along said East boundary line to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section and the true point of beginning.**

**3. Parcel A as described and/or delineated on that certain Survey as recorded May 6, 1992, in Book 18 of Surveys, page 167, under Auditor's File No. 548637, records of Kittitas County, Washington; being a portion of the South Half of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.**

**4. Any remaining portion therein lying within the Southwest Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M. in the County of Kittitas, State of Washington.**

**Tract 3:**

**That portion of the Southeast Quarter of the Northwest Quarter and of the Southwest Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:**

**A tract of land bounded by a line beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section, and running thence West, along the South boundary line of said Quarter of Quarter Section, 540.5 feet to the intersection thereof with the centerline of the channel of the Manastash Creek; thence, along the centerline of said channel North 60°04' West, 178.7 feet; thence continuing along said centerline, North 15°40' East, 114.2 feet; thence North 43°14' East, 145.5 feet; thence North 85°13' East 169.7 feet; thence North 0°02' West 124.1 feet; thence, leaving said centerline of said channel, and running thence South 83°23' East, 394.0 feet; thence South 19°39' East, 44.3 feet; thence East 412.3 feet to the West boundary line of the right of way of the County Road; thence South 20°18' East, along said West boundary line, 373.8 feet to the intersection thereof with the South boundary line of the Southwest Quarter of the Northeast Quarter of said Section; and thence West, along the South boundary line of said Quarter of Quarter Section, 557.5 feet to the point of beginning.**

**EXCEPT any portion thereof lying within the Southeast Quarter of the Northwest Quarter of said Section 4, Township 17 North, Range 18 East, W.M.**

**Tract 4:**

**That portion of the South Half of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:**

**A tract of land bounded by a line beginning at a point on the East boundary line of said Section, which is 369.6 feet North 5°45' West of the Southeast corner of said Northeast Quarter, and running thence Westerly, parallel with and 369.6 feet North of the South boundary line of said Quarter Section, 2155.1 feet, to the East boundary line of the right of way of the County Road; thence Northwesterly, along said East boundary line of right of way, to a point which is 404.3 feet South 26°23' East of the point of intersection of said boundary line with the North boundary line of said South Half of the Northeast Quarter; thence North 70°58' East 174.5 feet; thence North 35°03' East 174.6 feet; thence North 11°55' East 169.7 feet to the North boundary line of said South Half of the Northeast Quarter; thence running North 89°34' East, along said North boundary line, to the East boundary line of said Quarter Section; and thence South 5°45' East, along said East boundary line, to the point of beginning;**

**EXCEPT:**

**1. That portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:**

**A tract of land bounded by a line beginning at the Southeast corner of the Northeast Quarter of said Section; thence North 00°58'10" West on the Easterly boundary line of the Southeast Quarter of the Northeast Quarter of said Section a distance of 1333.00 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 85°21'34" West on the Northerly boundary line of the Southeast Quarter of the Northeast Quarter a distance of 1313.65 feet to the true point of beginning; thence South 19°21'40" West a distance of 297.48 feet; thence North 88°20'02" West a distance of 781.43 feet to the Easterly boundary line of the property described under the Warranty Deed filed under the Kittitas County Auditor's File No. 252071; thence North 76°02'26" East on the Easterly boundary line of said description a distance of 63.70 feet; thence North 40°07'26" East on the Easterly boundary line of said description a distance of 174.60 feet; thence North 16°59'26" East on the Easterly boundary line of said description a distance of 169.70 feet to the Northeast corner of said description and to the Northerly boundary line of the Southwest Quarter of the Northeast Quarter of said Section; thence South 85°21'34" East along the Northerly boundary line of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter a distance of 657.95 feet to the true point of beginning.**

**2. That portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:**

**A tract of land bounded by a line beginning at the Southeast corner of the Northeast Quarter of said Section; thence North 00°58'10" West on the Easterly boundary line of the Southeast Quarter of the Northeast Quarter of said Section a distance of 1333.00 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; and the true point of beginning; thence North 85°21'34" West on the Northerly boundary line of the Southeast Quarter of the Northeast Quarter a distance of 1313.65 feet; thence South 19°21'40" West a distance of 297.48 feet; thence South 85°21'34" East, along a line parallel with the North boundary line of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of said Section to the East boundary line of the Southeast Quarter of the Northeast Quarter of said Section; thence North 00°58'10" West, along said East boundary line to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section and the true point of beginning.**

**3. Parcel A as described and/or delineated on that certain Survey as recorded May 6, 1992, in Book 18 of Surveys, page 167, under Auditor's File No. 548637, records of Kittitas County, Washington; being a portion of the South Half of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.**

**4. Any remaining portion thereof lying within the Southeast Quarter of the Northeast Quarter of said Section 4, Township 17 North, Range 18 East, W.M.**

**Tract 5:**

**That portion of the Southeast Quarter of the Northwest Quarter and of the Southwest Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:**

**A tract of land bounded by a line beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section, and running thence West, along the South boundary line of said Quarter of Quarter section, 540.5 feet to the intersection thereof with the center line of the channel of the Manastash Creek; thence, along the center line of said channel North 60°04' West, 178.7 feet; thence, continuing along said center line, North 15°40' East, 114.2 feet; thence North 43°14' East, 145.5 feet; thence North 85°13' East, 169.7 feet; thence North 0°02' West, 124.1 feet; thence, leaving said center line of said channel, and running thence South 83°23' East, 394.0 feet; thence South 19°39' East, 44.3 feet; thence East 412.3 feet to the West boundary line of the right of way of the County Road; thence South 20°18' East, along said West boundary line, 373.8 feet to the intersection thereof with the South boundary line of the Southwest Quarter of the Northeast Quarter of said Section; and thence West along the South boundary line of said Quarter of Quarter section, 557.5 feet to the true point of beginning.**

**EXCEPT any portion thereof lying within the Southwest Quarter of the Northeast Quarter of said Section 4, Township 17 North, Range 18 East, W.M.**

**Tract 6:**

**That portion of the Northeast Quarter of the Southwest Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:**

**A tract of land bounded by a line beginning at a point on the North boundary line of said Quarter of Quarter section, which is 369.4 feet South 88°36' West of the Northeast corner of said Quarter of Quarter section, and running thence South 18°12' West, 306.6 feet; thence South 31°56' West, 204.8 feet, thence South 66°58' West, 340.2 feet; thence South 45°46' West, 85.1 feet; thence South 75°41' West, 71.0 feet; thence North 00°06' West, 193.6 feet; thence North 69.22' East, 354.4 feet; thence North 20°54' East, 205.6 feet; thence North 45°35' West, 232.4 feet to the North boundary line of said Quarter of Quarter section; and thence North 88°36' East, along said North boundary line, 407.5 feet to the point of beginning.**

*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 S Half NW Quarter, S Half NE Quarter of Section 4, Township 17 N, Range 18 E, W.M.; and Ptn SW Quarter NW Quarter of Section 3, Township 17 N, Range 18 E, 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.

## 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. Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.
- C. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- D. According to the available County Assessor's Office records or information provided to the company, the purported address of said land is:  
1320 Brown Rd, Ellensburg, WA 98926  
NKA Brown Rd, Ellensburg, WA 98926

*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 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. 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: \$8.03  
Tax ID #: 938133  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$8.03  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tract 1

11. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$36.11  
Tax ID #: 258233  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$36.11  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tract 2

12. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$1,784.81  
Tax ID #: 248233  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$892.41  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$892.40  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tracts 3 and 4

13. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$41.40  
Tax ID #: 948233  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$41.40  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tract 5
14. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$14.40  
Tax ID #: 618233  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$14.40  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019  
Affects: Tract 6
15. Communication assessments for the year 2019, which become delinquent after April 30, 2019, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No. : 248233
16. 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
17. 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.
18. Agreement and the terms and conditions contained therein  
Between: Catharina Schwars, A.W. Yocom and Susan M. Yocom  
Purpose: Irrigation ditches  
Recorded: January 15, 1917  
Instrument No.: 44908  
Affects: Tracts 2, 3, 4 and 6
19. Agreement and the terms and conditions contained therein  
Between: Catharina Schwars, A.W. Yocom and Susan M. Yocom  
Purpose: Irrigation ditches  
Recorded: November 8, 1921  
Instrument No.: 64163  
Affects: Tracts 2, 3, 4 and 6

20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: May 3, 1948  
Book 78 of Deeds, Page 428  
Affects: Tracts 3 and 5
21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: April 21, 1952  
Instrument No.: 229612  
Volume 89, Page 198  
Affects: Tracts 3, 5 and 6
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Kenneth O. Gamon and Suzanne C. Gamon, husband and wife  
Purpose: Road right-of-way  
Recorded: December 11, 1967  
Instrument No.: 343567  
Volume 127, Page 422  
Affects: A strip of land forty (40') feet in width, lying 20 feet on either side of the centerline as described in said instrument in Tract 4

Said easement further provides that Grantees (Gamon) "shall be required to keep up and maintain said road."

23. 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 5C 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

24. Agreement and the terms and conditions contained therein  
Between: Hilda H. Salter, as her separate estate  
And: Mike Forman and Paulette Forman, husband and wife  
Purpose: Surface water and irrigation drainage  
Recorded: July 11, 1977  
Instrument No.: 434057  
Volume 117, Pages: 575 through 577  
Affects: Tracts 1, 2, 4, 5 and 6

25. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: September 1, 1981  
Volume: 9 Page: 27  
Instrument No.: 455190  
Affects: Tract 4  
Matters shown:  
a) Location of fencelines in relation to property boundaries
26. Non-Exclusive Access Easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: T. Dean Stinson and Lillian Stinson, husband and wife  
Purpose: Access  
Recorded: April 22, 1986  
Instrument No.: 494929  
Volume 243, Pages 549 and 550  
Affects: Tract 4
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: To construct, install, operate, maintain, protect, improve, repair, replace and abandon in place a gas pipeline or pipelines  
Recorded: August 18, 1998  
Instrument No.: 199808180030  
Affects: Tract 4
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: November 5, 2015  
Book: 40 of Surveys Page: 13  
Instrument No.: 201511050024  
Affects: Tracts 3, 5 and 6  
Matters shown:  
a) Location of sheds in relation to the North boundary  
b) Location of property boundary as shown on said survey in relation to the boundary described in the conveying deed, as to Tract 5  
c) Location of fenceline in relation to property boundary as to Tract 6  
d) Location of adjoining survey boundary in relation to boundary of said Tract 6
29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Irma Grogan  
Purpose: Irrigation System  
Recorded: September 16, 2019  
Instrument No.: 201909160023  
Affects: Tracts 2 through 4

30. Pending Probate Proceedings in Kittitas County Superior Court of the Estate of Hilda H. Salter  
Date of Death: February 1, 2019  
Case Number: 19-4-00017-19  
Personal Representative: Janette Marie Ringer  
Attorney for the Estate: Ann Riedel-Thomas

The personal representative(s) has been granted non-intervention powers to sell, convey or mortgage the property.

31. 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 Manastash Creek, if it is navigable.  
Affects: Tracts 1, 3, 4, 5 and 6
32. Any question of location, boundary or area related to the Manastash Creek, including, but not limited to, any past or future changes in it.  
Affects: Tracts 1, 3, 4, 5 and 6
33. 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.  
Affects: Tract 1
34. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.  
Affects: Tract 1
35. 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.
36. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.  
Affects: Tracts 1, 2, 5 and 6

**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].*