

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47478531

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: March 9, 2021

Issued by:

AmeriTitle, LLC
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477


Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-47478531

RECEIVED
APR 13, 2021

Kittitas County CDS



CHICAGO TITLE INSURANCE COMPANY


President

ATTEST

Secretary

RECEIVED
APR 09 2021

Kittitas County CDS

SUBDIVISION GUARANTEE

Order No.: 449399AM
Guarantee No.: 72156-47478531
Dated: March 9, 2021

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

Your Reference: 3520 Smithson Rd, Ellensburg, WA 98926

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:

Parcel 4 of that certain Survey as recorded June 9, 2004, in Book 30 of Surveys, page 75, under Auditor's File No. 200406090023, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 32, Township 19 North, Range 18 East, W.M. and that portion of the West Half of the Northeast Quarter of Section 32, Township 19 North, Range 18 East, W.M. lying Easterly of the Easterly boundary of the Kittitas Reclamation District canal;

AND

Parcels D and E of that certain Survey as recorded December 8, 2006, in Book 33 of Surveys, pages 156 and 157, under Auditor's File No. 200612080009, records of Kittitas County, Washington; being a portion of the North Half of Section 32, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

AND

Lots 1 and 2, of WILSON SHORT PLAT, Kittitas County Short Plat No. SP-07-14; as recorded August 27, 2008, in Book J of Short Plats, pages 228 and 229, under Auditor's File No. 200808270001, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 32, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

AND

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That portion of the Northeast Quarter of the Northwest Quarter of Section 32, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter;
Thence South 88°35'23" East, along the North boundary of said Northwest Quarter, 1850.97 feet;
Thence South 1°24'35" West, 36.04 feet to the true point of beginning;
Thence South 5°21'08" West, 329.04 feet;
Thence South 85°34'08" East, 171.27 feet;
Thence South 15°57'03" East, 85.63 feet;
Thence North 87°02'57" East, 162.20 feet;
Thence North 2°21'09" West, 306.47 feet;
Thence North 86°36'56" East, 119.08 feet;
Thence North 2°50'22" East, 88.87 feet;
Thence North 88°18'56" West, 436.46 feet to the true point of beginning.

Title to said real property is vested in:

Number 9 Ranch LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

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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: 2021
Tax Type: County
Total Annual Tax: \$1,033.81
Tax ID #: 418334
Taxing Entity: Kittitas County Treasurer
First Installment: \$516.91
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$516.90
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Parcel 4 of Survey

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7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$775.98
Tax ID #: 952048
Taxing Entity: Kittitas County Treasurer
First Installment: \$387.99
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$387.99
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Parcel D of Survey
8. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$75.85
Tax ID #: 952049
Taxing Entity: Kittitas County Treasurer
First Installment: \$37.93
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$37.92
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Parcel E of Survey
9. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$68.67
Tax ID #: 954916
Taxing Entity: Kittitas County Treasurer
First Installment: \$34.34
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$34.33
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Lot 1 of Wilson Short Plat
10. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$1,253.00
Tax ID #: 954917
Taxing Entity: Kittitas County Treasurer
First Installment: \$626.50
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$626.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Lot 2 of Wilson Short Plat

11. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$30.00
Parcel No. : 954917

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.
Affects: Lot 2 of Wilson Short Plat

12. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$2,935.50
Tax ID #: 438334
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,467.75
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,467.75
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Portion of the Northwest Quarter of Section 32

13. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$30.00
Parcel No. : 438334

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.
Affects: Portion of the Northwest Quarter of Section 32

14. 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.

15. 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.

16. The provisions contained in reservation,
Dated: February 1, 1912,
Book 23 of Deeds, Page 477
Purpose: Use of a public roadway.
Affects: Portions of Sections 29 and 32.

17. Waiver of damages contained in deed from John A. Davies and Edith A. Davies, his wife, to the Cascade Lumber Company, a corporation, dated November 17, 1925, recorded in Book 43 of Deeds, page 26, as follows:
- "The consideration of aforesaid is in full settlement and a satisfaction of any and all claims and demands for damages sustained or which may be sustained to the adjoining lands of the grantors by reason of the location, construction, maintenance, and operation by said Cascade Lumber Company, its successors, or assigns, of a logging or any other railway over and upon the above described tract of land or any part thereof."
Affects: Portion of Section 32.
18. The Grantors herein named, for themselves and for their heirs, administrators 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 irrigation canal by Grantee herein named, its successors or assigns, over and upon the premises herein conveyed.
Dated: October 20, 1931
Recorded: March 3, 1932
Auditor's File No.: 108164
Grantor: Albers Bros. Milling Company
Grantee: Kittitas Reclamation District
Affects: East Half of Section 32
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Grantor: Public Utility District No. 1 of Kittitas County
Recorded: July 18, 1940
Instrument No.: 155297
Book 62 of Deeds, Page 332
Purpose: Electric transmission system
Affects: Portions of Sections 29 and 32
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Public Utility District No. 1 of Kittitas County
Purpose: Electric transmission and distribution line
Recorded: July 18, 1940
Instrument No.: 155299
Book 62 of Deeds, Page 334
Affects: Portion of Section 32
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: A. D. Thompson
Purpose: Irrigation ditch
Recorded: November 20, 1951
Instrument No.: 226538
Book 88 of Deeds, Page 132
Affects: Portion of Section 32

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: Paul J. Weaver and Florence A. Weaver, husband and wife and James G. Natterstad and Marilyn M. Natterstad, husband and wife
Purpose: Well and pipeline
Recorded: January 9, 1978
Instrument No.: 419446
Volume 94, Page 83 and 84
Affects: South 30 feet of the Northeast Quarter of the Southwest Quarter of Section 32, Township 19 North, Range 18 East, W.M.
23. The provisions contained in deed,
Recorded: January 9, 1978,
Instrument No.: 419446.
As follows: "Reserving to seller the right to use, in common with purchaser the water from the well located on the above described premises for domestic use only together with an easement for existing pipeline from said well to Seller's remaining property; together with right of ingress and egress for the purpose of maintaining said pipeline, all subject to Seller's participation on a share and share alike basis in the expense of maintenance of said well and Seller's payment to Purchaser of the sum of \$2.00 per month which shall be Seller's only obligation with respect thereto; provided further that Seller's rights and liabilities with respect thereto may be terminated by Seller or Seller's heirs at any time by written notice to Purchaser or Purchaser's successors or assigns, and provided further than in any event Seller's rights and liabilities with respect thereto shall cease and be terminated upon Seller's sale of the property benefited hereby."
Affects: The Northeast Quarter of the Southwest Quarter of Section 32, Township 19 North, Range 18 East, W.M.
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 8, 2006
Book: 33 of Surveys Pages: 156 and 157
Instrument No.: 200612080009
Matters shown:
a) 60' easement
b) Notes contained thereon
25. Easements reservations and dedications, as shown on record of survey.
Recorded: December 8, 2006
Instrument No.: 200612080009
26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 4, 2007
Book: 34 of Surveys Page: 33 and 34
Instrument No.: 200705040018
Matters shown:
a) 60' easement
b) Notes contained thereon
27. Easements reservations and dedications, as shown on record of survey.
Recorded: May 4, 2007
Instrument No.: 200705040018

28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Wilson Short Plat,
Recorded: August 27, 2008
Book: J of Short Plats Pages: 228 and 229
Instrument No.: 200808270001
Matters shown:
a) Dedication thereon
b) Location of fencelines in relation to property boundaries
c) Notes contained thereon
29. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$5,900,000.00
Mortgagor: Number 9 Ranch, LLC, a Washington Limited Liability Company and 3-B Farms, a Washington general partnership
Mortgagee: Axa Equitable Life Insurance Company, a New York Corporation
Recorded: December 22, 2017
Instrument No.: 201712220022
Affects: Said premises and other land

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: Parcel 4, Book 30 of Surveys, page 75, ptn of the NE Quarter of Section 32, Township 19 N, Range 18 E, W.M. and that ptn of the W Half of the NE Quarter of Section 32, Township 19 N, Range 18 E, W.M. and Parcels D and E, Book 33 of Surveys, pgs 156 and 157, ptn of the N Half of Section 32, Township 19 N, Range 18 E, W.M., Lots 1 and 2, WILSON SHORT PLAT, Book J of Short Plats, pgs 228 and 229, ptn of the NE Quarter of Section 32, Township 19 N, Range 18 E, W.M.

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