

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47372029

UPDATED 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.

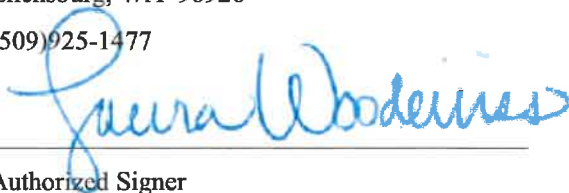
1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained 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: April 12, 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: 72156-47372029

CHICAGO TITLE INSURANCE COMPANY

By: 

President



ATTEST

Secretary

RECEIVED
MAY 11 2021

Kittitas County CDS

UPDATED SUBDIVISION GUARANTEE

Order No.: 415810AM
Guarantee No.: 72156-47372029
Dated: April 12, 2021

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

Your Reference: 1021 Upper Peoh Pt Rd, Ellensburg, WA 98926 & NKA Mohar Rd, Cle Elum WA 98922

Assured: Encompass Engineering & Surveying

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 A:

That portion of the Northwest Quarter of Section 2, Township 19 North, Range 15 East, W.M., Kittitas County, State of Washington described as follows:

Beginning at the Northwest corner of said Northwest Quarter; Thence running South along the West line of said Northwest Quarter to a point 669.18 feet North of the Southwest corner of said Northwest Quarter; Thence North 39° East, 858 feet; Thence South 57°30' East, 338.58 feet; Thence North 35° East to the North line of said Northwest Quarter; Thence West along said North line to the point of beginning;

EXCEPT:

1. The North 15 feet, thereof, conveyed to the Kittitas Reclamation District by Warranty Deed recorded May 31, 1929, under Auditor's File No. 95571;
2. That portion of the Northwest Quarter of Section 2, Township 19 North, Range 15 East, W.M., all situated in Kittitas County, State of Washington more particularly described as follows:

Beginning at a 5/8" dia. Rebar. 20" in length with an orange plastic cap marked Bailey, PLS 9743 driven flush with the ground at the intersection of the South edge of the Kittitas Reclamation District right-of-way and the Westerly edge of the right-of-way for the Upper Peoh Point County Road, said rebar being the true point of beginning; Thence North 88°55'35" West along the South edges of said KRD right of way, 292.53' to a 5/8" dia. Rebar identical to the first mentioned rebar; Thence South 01°04'25" West at right angles to said South edge of the KRD right of way, 98.87' to a 5/8" dia. Rebar identical to the first mentioned rebar; Thence South 51°54'58" East, 222.13' to the intersection with the Westerly edge of said County Road right of way marked with a 5/8" dia. Rebar identical to the first mentioned rebar; Thence North 36°05'51" East along the Westerly edge of said County Road right of way 112.22' to a 5/8" dia. Rebar identical to the first mentioned rebar which marks the beginning of a curve; Thence continuing on the curve to the left with a radius of 285.41' a delta of 30°22'38" for 151.32' to the true point of beginning.

3. A parcel of land in the North Half of the Northwest Quarter, Section 2, Township 19 North, Range 15 East, W.M., laying Westerly of Upper Peoh Point Road, recorded at Kittitas County Auditor's Office File No. 240836, Book 92, page 541; Commencing at Engineer Station 34+75; Thence North 53°53'55" West to the true point of beginning, said point being perpendicular or radial to centerline; Thence North 53°53'55" West, 8.18 feet; Thence South 36°31'05" West, 275.01 feet; Thence South 35°48'54" West, 600.01 feet; Thence South 36°06'05" West, 372.04 feet; Thence South 57°30'00" East, 6.74 feet; Thence North 35°32'38" East, 176.69 feet; Thence North 36°13'04" East, 1,069.93 feet to the true point of beginning.

4. That portion, if any, lying within the right of way of County Roads known as Upper Peoh Point Road and Mohar Road.

TRACT B:

The Northeast Quarter of Section 3, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington; EXCEPT:

1. Right-of-way for Mohar County Road;
2. A tract of land within the Southwest Quarter of the Northeast Quarter of Section Three (3), being 170 feet in width, heretofore conveyed by Britta Justin Roseburg and William Rees to the Kittitas Reclamation District by deed dated June 23, 1926, filed for record July 3, 1926, and recorded in Book 43 of Deeds, Page 470;
3. Five tracts of land within the above described lands being of various widths as conveyed by Britta Justin Roseburg and William Rees to the Kittitas Reclamation District by deed dated May 21, 1929, filed for record May 31, 1929, and recorded in Book 47 of Deeds, page 381;
4. That portion of the Northeast Quarter of said Section 3 which lies South of the County Road running between Cle Elum and Easton;
5. That portion of the Southwest Quarter of the Northeast Quarter of said Section 3, more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence South 01°06'22" West along the East line of said section, 2,199.42 feet to intersect with the South edge of the right-of-way for Mohar Road; Thence South 76°21'10" West along the South edge of said right-of-way extended 1,842.73 feet to an iron pin; Thence North 74°21'04" West, 218.86 feet to the centerline of Mohar Road at the East end of the bridge over the KRDCanal; Thence North 18°17'15" West, 30.00 feet to the North edge of the right-of-way for Mohar Road; thence North 71°42'45" East along the North edge of said right-of-way 20.34 feet, Thence continuing along the North edge of said right-of-way 42.98 feet on a curve to the right which has a radius of 602.96 feet to the true point of beginning; Thence North 08°07'22" East, 130.33 feet; Thence North 14°58'24" East, 145.41 feet; Thence North 03°09'35" West, 42.26 feet; Thence North 04°42'36" West, 324.82 feet; Thence North 41°41'09" East, 155.78 feet; Thence North 66°38'08" East, 217.60 feet; Thence South 08°07'22" West, 831.67 feet to the North edge of the right-of-way for Mohar Road; Thence North 85°13'15" West along said right-of-way edge 19.37 feet; Thence continuing along the North edge of said right-of-way 199.78 feet on a curve to the left which has a radius of 602.96 feet to the true point of beginning.

Title to said real property is vested in:

Robert R. Roseburg and G. Enid Roseburg, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 415810AM
Policy No: 72156-47372029

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: \$3,250.81
Tax ID #: 705534
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,625.41
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,625.40
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract A

7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$577.16
Tax ID #: 296436
Taxing Entity: Kittitas County Treasurer
First Installment: \$288.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$288.58
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract B
8. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$87.72
Tax ID #: 136436
Taxing Entity: Kittitas County Treasurer
First Installment: \$43.86
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$43.86
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
Affects: Tract B
9. 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.
Affects: A portion of said premises
10. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
Affects: A portion of said premises
11. 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.

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company, a corporation, to Britta Justin Roseburg.
Recorded: May 30, 1905
Book: 1 of Deeds, Page 549
Affects: Tract B
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.
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Hartvig Roseburg, a bachelor.
Recorded: April 3, 1909
Instrument No.: 23590
Affects: Tract A
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.
14. Waiver of damages contained in deed from Britta Justin Roseburg, unmarried and William Rees, unmarried, to Kittitas Reclamation District dated June 23, 1926, filed for record July 13, 1926, and recorded in Book 43 of Deeds, page 470, under Auditor's File No. 82601, as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns hereby acknowledge full satisfaction for all damages to all their lands adjacent to the lands herein described by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors or assigns, over and upon the premises herein described. It is understood that no damage for seepage is taken into consideration herein."
Affects: Tract B
15. 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 corporation
Purpose: Electric transmission and distribution line
Recorded: May 21, 1928
Instrument No.: 90648
Book 46 of Deeds, Page 388
Affects: Tract B
16. Waiver of damages contained in deed from Britta Justin Roseburg, unmarried and William Rees, a widower, to Kittitas Reclamation District dated May 21, 1929, filed for record May 31, 1929, and recorded in Book 47 of Deeds, page 381, under Auditor's File No. 95571, as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns hereby acknowledge full severence 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 or assigns, over and across the premises herein conveyed; except that seepage damages are not herein taken into consideration."
Affects: Tracts A and B
17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clara Roseburg Cole, Heir-at-Law of Britta Justin Roseburg.
Recorded: May 17, 1940
Instrument No.: 153954
Affects: Tract A
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.
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 3, 1997

Book: 22 of Surveys Page: 138

Instrument No.: 199701030023

Matters shown:

- a) Existing road crossing a portion of said premises.
- b) Existing fence lines located in relation to perimeter boundary.
- c) Possible unrecorded easement for road purposes, and rights to use same by adjacent owners, if any.

Affects: Tract B

19. Effect, if any, of a Quit Claim Deed,
From: Robert R. Roseburg and G. Enid Roseburg, husband and wife
To: Roseburg Family LLC, a Washington limited liability company
Recorded: December 27, 2006
Instrument No.: 200612270026
Affects: Tract B

Said deed does not contain a complete legal description.

20. Effect, if any, of a Quit Claim Deed,
From: Robert R. Roseburg and G. Enid Roseburg, husband and wife
To: Roseburg Family LLC, a Washington limited liability company
Recorded: December 27, 2006
Instrument No.: 200612270028
Affects: Tract B

Said deed does not contain a complete legal description.

21. Effect, if any, of a Quit Claim Deed,
From: Robert R. Roseburg and G. Enid Roseburg, husband and wife
To: Roseburg Family LLC, a Washington limited liability company
Recorded: December 27, 2006
Instrument No.: 200612270029
Affects: Tract A

Said deed does not contain a complete legal description.

22. Any right, title and Interest of Roseburg Family LLC, a Washington limited liability company,
As disclosed by: Quit Claim Deeds
Recorded: December 27, 2006
Instrument No.: 200612270026, 200612270028 and 200612270029

23. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

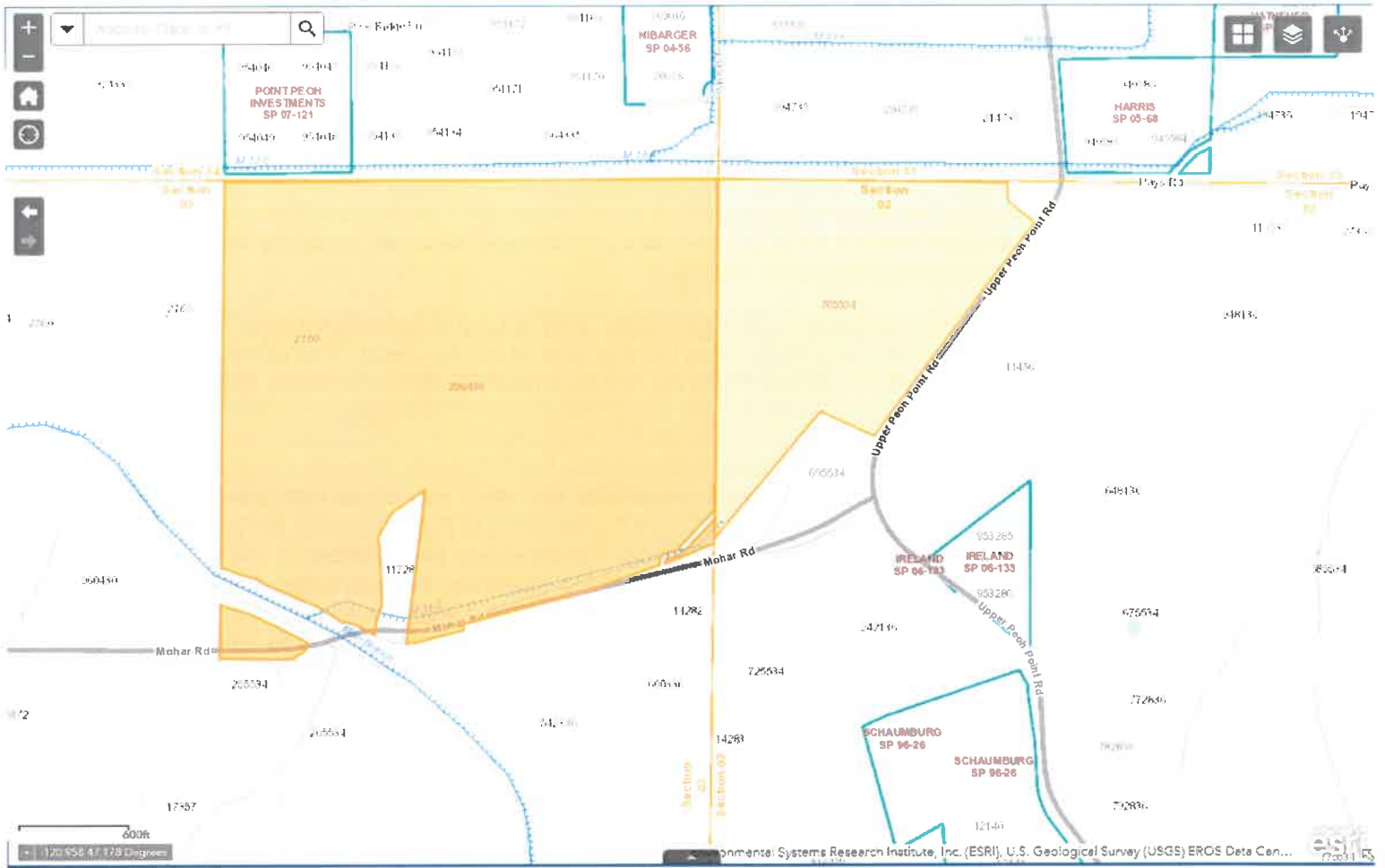
END OF EXCEPTIONS

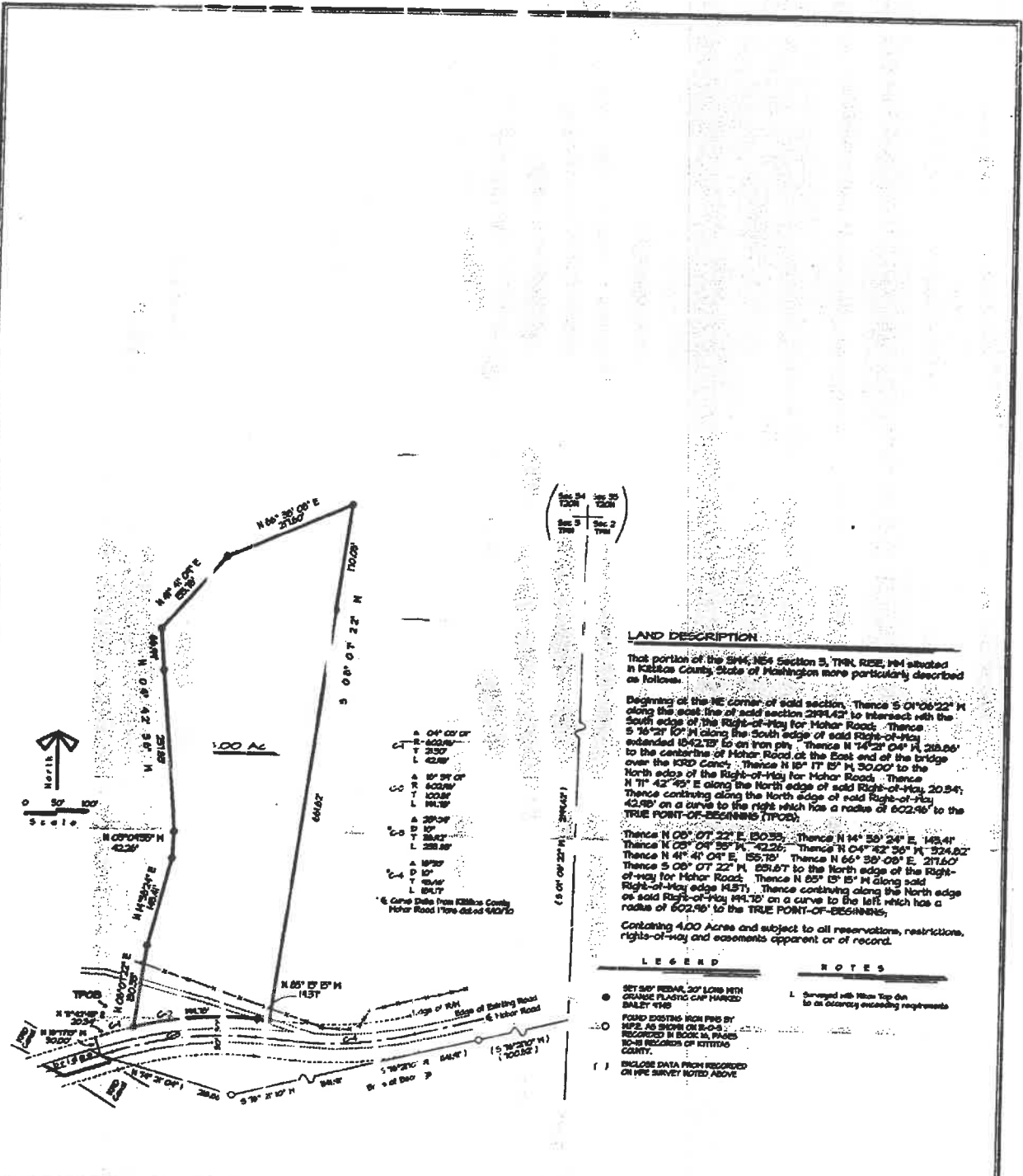
Notes:

- 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 of the NW Quarter of Section 2, Township 19 N, Range 15 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





LAND DESCRIPTION

That portion of the SW4, NE4, Section 3, T19N, R15E, W1M situated in Kossuth County, State of Washington more particularly described as follows:

Beginning at the NE corner of said section, Thence S 01° 05' 22" W along the east line of said section 2294.42' to intersect with the South edge of the Right-of-Way for Mohor Road. Thence S 76° 22' 07" W along the South edge of said Right-of-Way extended 1542.79' to an iron pin. Thence N 74° 22' 04" W, 288.00' to the centerline of Mohor Road at the East end of the bridge over the RRD Canal. Thence N 16° 17' 15" W, 30.00' to the North edge of the Right-of-Way for Mohor Road. Thence N 71° 42' 45" E along the North edge of said Right-of-Way 42.85' on a curve to the right which has a radius of 602.46' to the TRUE POINT-OF-BEGINNING (TPOB).

Thence N 05° 07' 22" E, 150.35'. Thence N 14° 50' 24" E, 148.41'. Thence N 05° 04' 55" W, 42.25'. Thence N 04° 42' 36" W, 324.82'. Thence N 41° 41' 04" E, 55.79'. Thence N 66° 38' 09" E, 271.60'. Thence S 05° 07' 22" W, 251.87' to the North edge of the Right-of-Way for Mohor Road. Thence N 25° 13' 15" W along said Right-of-Way edge 141.70'. Thence continuing along the North edge of said Right-of-Way 141.70' on a curve to the left which has a radius of 602.46' to the TRUE POINT-OF-BEGINNING.

Containing 4.00 Acres and subject to all reservations, restrictions, rights-of-way and easements apparent or of record.

LEGEND

- SET 3/4" RED IRON, 30" LONG WITH ORANGE PLASTIC CAP MARKED BAILEY 4740
- FOUND EXISTING IRON PIN BY SURVEY AS SHOWN ON P.P.S. RECORDED IN BOOK 14, PAGE 10-11 RECORDS OF KITTITAS COUNTY.
- () INCLUDE DATA FROM RECORDED OR PREVIOUS SURVEY NOTED ABOVE.

NOTES

- 1. Surveyed with Nikon Top Con to an accuracy exceeding requirements.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me in compliance with the requirements of the Survey Recording Act at the request of BOB ROSEBURG.

Robert L. Bailey
ROBERT L. BAILEY, P.E. 15 4740



AUDITOR'S CERTIFICATE

This map for record this 23rd day of December 1937 at 8:30 a.m. is correct in accordance with the requirements of the Survey Recording Act at the request of Robert L. Bailey.

Auditor *Philip* Deputy Auditor

Recorded
for
by

ROBERT & KIM ROSEBURG
P.O. B., 466
EASTON, WA 98425

R.L. BAILEY & ASSOCIATES
4201 HWY 570 CLE ELUM, WA 98422
504 674 5501

SW4, NE4, SEC.3, T19N, R15E, W1M

21-138

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