

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739093

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 30, 2021

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

Hannah Hall

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-47739093

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

SUBDIVISION GUARANTEE

Order No.: 500337AM
Guarantee No.: 72156-47739093
Dated: September 30, 2021

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

Your Reference: 6261 Elk Springs Rd, Ellensburg, WA 98926

Assured: Mike Bach

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 1:

That portion of the Northwest Quarter of the Southeast Quarter of Section 35, Township 20 North, Range 17 East, W.M., Kittitas County, Washington, which is bounded by a line described as follows:

Beginning at the North Quarter corner of said Section 35, thence South 00°32'18" East, 1975.58 feet;
thence South 89°57'19" East, 1318.73 feet;
thence South 00°40'36" West, 657.66 feet;
thence South 00°30'51" West, 443.81 feet to the true point of beginning;
thence North 89°59'48" West, 667.70 feet;
thence North 22°45'23" East, 1056.07 feet;
thence South 67°44'37" East, 288.45 feet to the true point of beginning.

(Also known as Tract 7D of Survey filed in Volume 10 of Surveys, page 36, under Auditor's File No. 460309.)

Parcel 2:

Parcel 3 of that certain Survey as recorded October 17, 2014, in Book 39 of Surveys, pages 92 and 93, under Auditor's File No. 201410170039, records of Kittitas County, Washington; being a portion of Tract 7-C, Book 10 of Surveys, page 36, recorded under Auditor's File No. 460309, records of said county; located in Section 35, Township 29 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Mike Bach, a married man presumptively subject to the community interest of his spouse
as to Parcel 1, Geoff Saunders, an unmarried person as to Parcel 2

END OF SCHEDULE A

(SCHEDULE B)

Order No: 500337AM
Policy No: 72156-47739093

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: \$704.05
Tax ID #: 635436
Taxing Entity: Kittitas County Treasurer
First Installment: \$352.03
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$352.02
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

Subdivision Guarantee Policy Number: 72156-47739093

7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$321.00
Tax ID #: 135436
Taxing Entity: Kittitas County Treasurer
First Installment: \$160.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$160.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
8. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by owners association as set forth in document recorded March 23, 1984, in Volume 201, page 139, under Auditor's File No. 478091.
9. Liens, levies and assessments of the Elk Springs Road Maintenance Association.
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress of logging
Recorded: September 19, 1977
Instrument No.: 416514 and 416515
Affects: Said premises and other land
11. The provisions contained in Instrument,
Recorded: December 27, 1978,
Volume 109, page 263
Instrument No.: 428947.
As follows:
"Talmo, Inc. reserves the right to grant the State of Washington a single easement through the North 3/4 of Section 35, Township 20 North, Range 17 East, W.M. Said easement to be over the existing main roadway leading through said property and into the National Forest on the Northern boundary. Said right to grant shall be for one time only for the purposes of an easement exchange with the State of Washington. Said exchange will be to acquire a permanent non-exclusive easement for ingress and egress on existing roads over the State owned lands in Section 2, Township 20 North, Range 17 East, W.M., for the benefit of the present and all future owners of property in the North 3/4 of Section 35, Township 20 North, Range 17 East W.M."
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: All present and future owners and contract purchasers, their heirs, successors, and assigns
Purpose: Easements 60 feet in width, for ingress, egress and utilities
Recorded: May 22, 1981
Instrument No.: 452234
Book 149, Page 114
Affects: A portion of said premises
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 5, 1982
Book: 10 of Surveys Page: 36
Instrument No.: 460309
Matters shown:
a) Easements thereon
14. Agreement and the terms and conditions contained therein
Between: Sundown Land Brokers, Inc., a Washington corporation, David W. Sweet, a single man, Richard and Joyce Hayertz, husband and wife, Stanley and Sharon Jakkela Rust, husband

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and wife; Loren R. cedar, as Trustee for L. R. Cedar inter vivos trust; Donald C. and Dinah M. Kaufman, husband and wife, George and Harriett Roskos, husband and wife, Joyce M. Hershberger, a single woman, and Henry and Carolyn Van Calcar, husband and wife
And: Wenatchee Forest Ranches, Inc., a Washington Corporation
Purpose: Easement Agreement
Recorded: March 23, 1984
Instrument No.: 478091

15. Certificate of Membership in Elk Meadows and Elk Springs Road Maintenance Association, recorded October 4, 2001 under Auditor's File No. 200110040041.
16. Agreement and the terms and conditions contained therein
Between: Elk Meadows & Elk Springs Road Maintenance Association
And: Michael Dickson and Brenda Dickson
Recorded: October 4, 2001
Instrument No.: 200110040052
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 17, 2014
Book: 39 of Surveys Page: 92 and 93
Instrument No.: 201410170039
Matters shown:
a) Notes thereon

END OF EXCEPTIONS

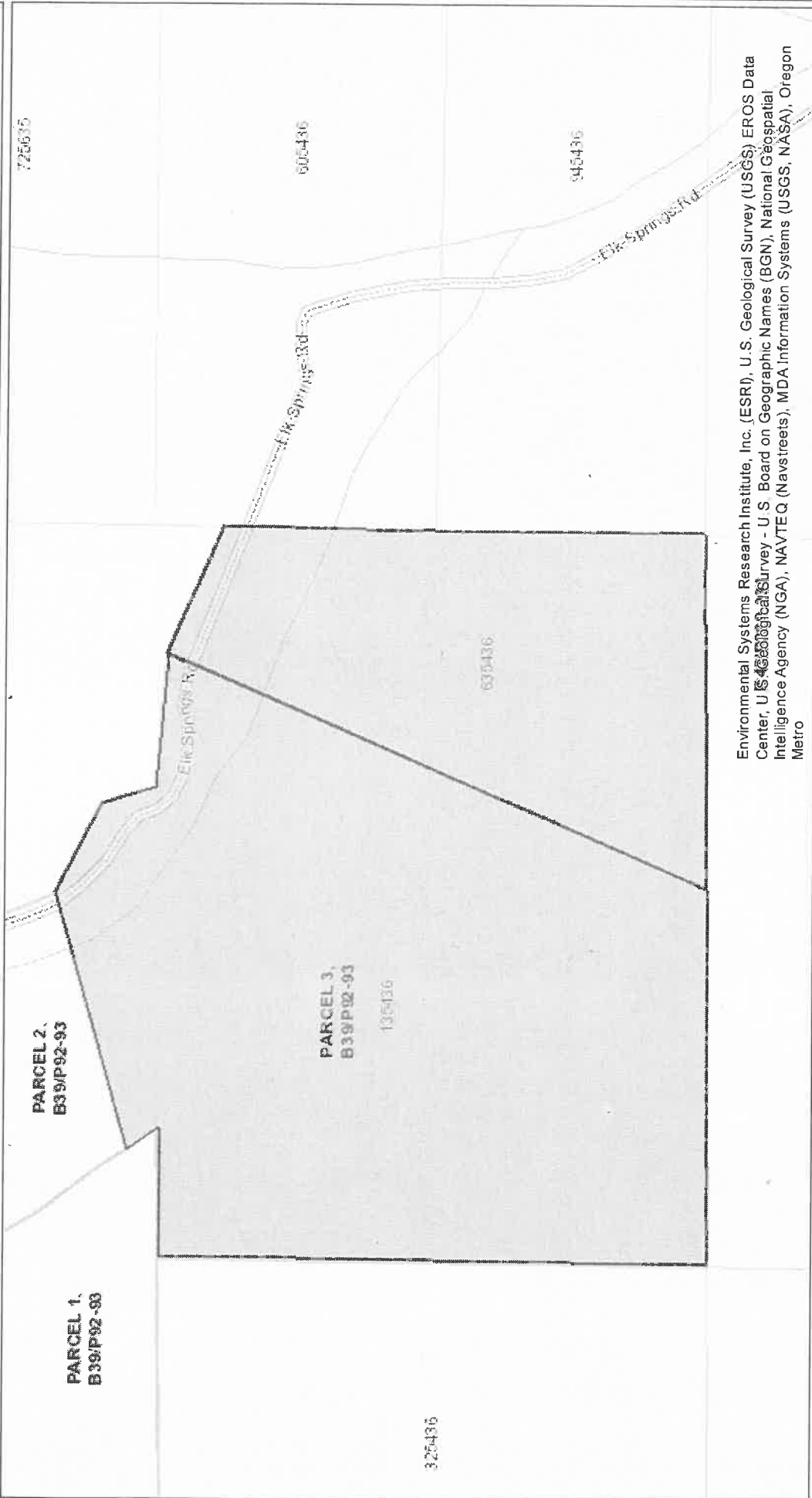
Notes:

- 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 the SE Quarter of Section 35, Township 20 N, Range 17 E, W.M., (Also known as Tract 7D of Survey filed in Volume 10 of Surveys, page 36) and Parcel 3, Book 39 of Surveys, pgs 92 and 93, ptn of Tract 7-C, Book 10 of Surveys, page 36, in Section 35, Township 29 N, Range 17 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

6261 Elk Springs Rd

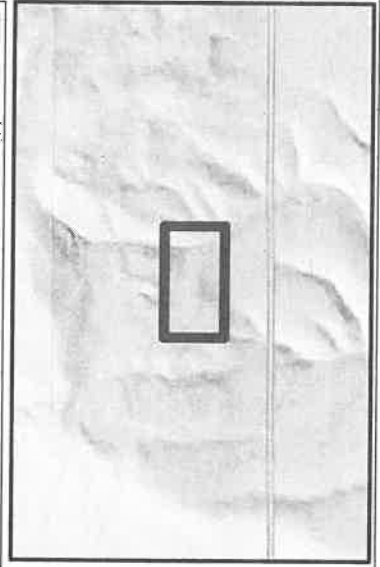


Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. National Map Accuracy Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstretts), MDA Information Systems (USGS, NASA), Oregon Metro

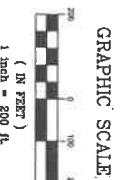
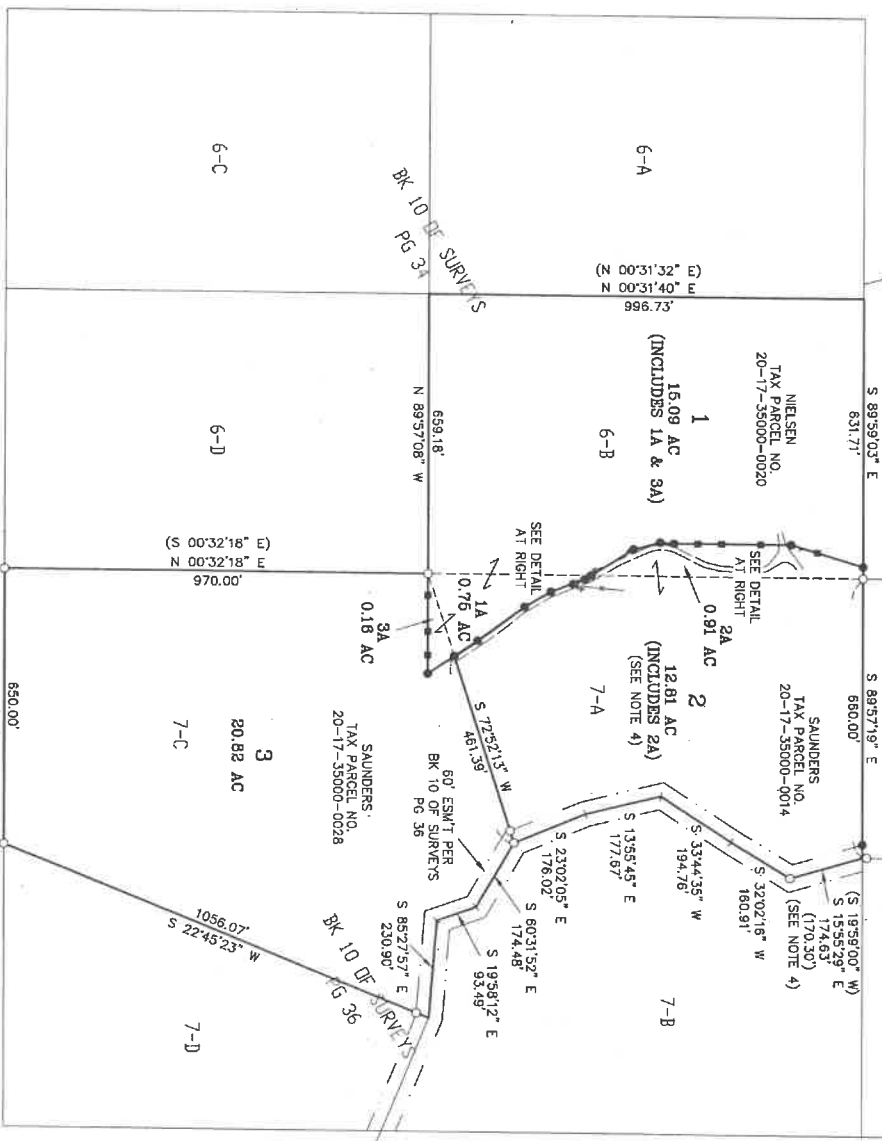
Date: 10/1/2021

1 inch = 376 feet
Relative Scale 1:4,514

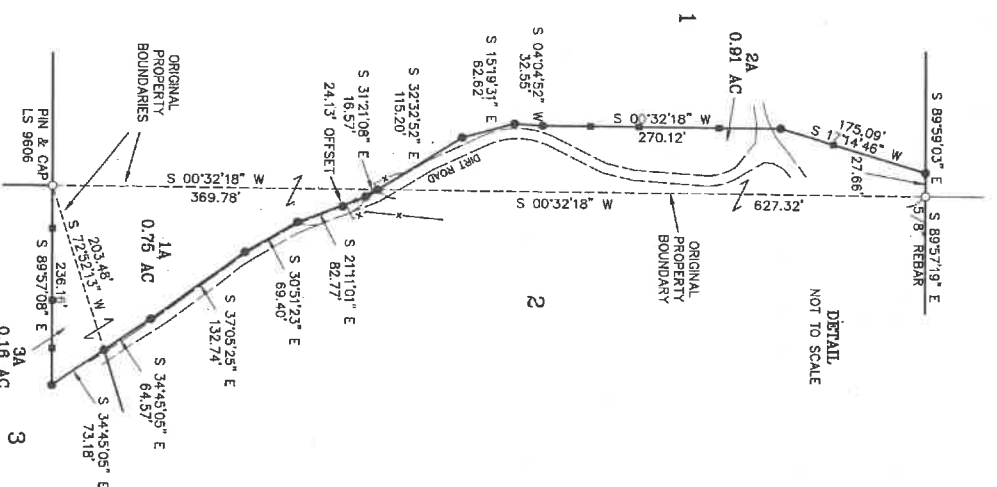
Disclaimer:
Kititas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kititas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



PART OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.



- LEGEND
- SET 5/8" REBAR W/ CAP
 - CRUISE 36815
 - SET LATH ON LINE
 - FOUND PIN & CAP AS NOTED
 - x — FENCE
 - () RECORD INFORMATION



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of GEOFF SAUNDERS in JUNE of 2014.

CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 36815



AUDITOR'S CERTIFICATE

Filed for record this 17TH day of OCTOBER, 2014, at 2:32 P.M., in Book 39 of Surveys at page(s) 92, at the request of Cruise & Associates

ERRAD V. BETTI BY SAUNDERS
KITITIAS COUNTY AUDITOR

X	X
X	X

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926 (509) 982-8242
P.O. Box 959
SAUNDERS/NIELSEN PROP.

10/17/2014 02:32:43 PM V: 39 P: 92 201410170039
KITTITAS COUNTY Auditor
Page 1 of 2

PART OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

10/17/2014 02:32:43 PM V. 39 P. 93 20141017093
 KITITAS COUNTY RECORDS SURVEYS
 Page 2 of 2

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 10 OF SURVEYS, PAGES 34-36 AND THE SURVEY'S REFERENCED THEREON.
4. THE ORIGINAL SURVEY OF PARCEL 7A CONTAINS ERRORS AND DOES NOT CLOSE BY APPROXIMATELY 13.0 FEET, AND INCORRECTLY LISTED THE AREA AT 12.66 ACRES. I HELD THE BOUNDARY AS SHOWN HEREON TO MATCH THE MONUMENTS FOUND AND THE ADJACENT SURVEYS.
5. THE PURPOSE OF THIS SURVEY IS TO PROVIDE NEW DESCRIPTIONS TO COMPLETE KITITAS COUNTY BOUNDARY LINE ADJUSTMENT BL-14-00011.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - SAUNDERS A/R/S 200009660003 & 201408130027; NIELSEN A/R/S 200905300057

PARCEL 1 (INCLUDES PARCELS 1A AND 3A)

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED OCTOBER 17, 2014, IN BOOK 39 OF SURVEYS, AT PAGES 92-93 UNDER AUDITOR'S FILE NO. 20141017 0014, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 6-B, BOOK 10 OF SURVEYS, PAGE 34, RECORDED UNDER AUDITOR'S FILE NO. 460307, AND A PORTION OF TRACTS 7-A AND 7-C, BOOK 10 OF SURVEYS, PAGE 35, RECORDED UNDER AUDITOR'S FILE NO. 460309, RECORDS OF SAID COUNTY, LOCATED IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2 (INCLUDES PARCEL 2A)

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED OCTOBER 17, 2014, IN BOOK 39 OF SURVEYS, AT PAGES 92-92 UNDER AUDITOR'S FILE NO. 20141017 0014, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 6-B, BOOK 10 OF SURVEYS, PAGE 34, RECORDED UNDER AUDITOR'S FILE NO. 460307, AND A PORTION OF TRACT 7-A, BOOK 10 OF SURVEYS, PAGE 35, RECORDED UNDER AUDITOR'S FILE NO. 460309, RECORDS OF SAID COUNTY, LOCATED IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED OCTOBER 17, 2014, IN BOOK 39 OF SURVEYS, AT PAGES 92-92 UNDER AUDITOR'S FILE NO. 20141017 0014, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 7-C, BOOK 10 OF SURVEYS, PAGE 35, RECORDED UNDER AUDITOR'S FILE NO. 460309, RECORDS OF SAID COUNTY, LOCATED IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 1A

PARCEL 1A OF THAT CERTAIN SURVEY RECORDED OCTOBER 17, 2014, IN BOOK 39 OF SURVEYS, AT PAGES 92-92 UNDER AUDITOR'S FILE NO. 20141017 0014, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 7-A, BOOK 10 OF SURVEYS, PAGE 35, RECORDED UNDER AUDITOR'S FILE NO. 460308, RECORDS OF SAID COUNTY, LOCATED IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2A

PARCEL 2A OF THAT CERTAIN SURVEY RECORDED OCTOBER 17, 2014, IN BOOK 39 OF SURVEYS, AT PAGES 92-92 UNDER AUDITOR'S FILE NO. 20141017 0014, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 6-B, BOOK 10 OF SURVEYS, PAGE 34, RECORDED UNDER AUDITOR'S FILE NO. 460307, RECORDS OF SAID COUNTY, LOCATED IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 3A

PARCEL 3A OF THAT CERTAIN SURVEY RECORDED OCTOBER 17, 2014, IN BOOK 39 OF SURVEYS, AT PAGES 92-92 UNDER AUDITOR'S FILE NO. 20141017 0014, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 7-C, BOOK 10 OF SURVEYS, PAGE 35, RECORDED UNDER AUDITOR'S FILE NO. 460309, RECORDS OF SAID COUNTY, LOCATED IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE 201410170039

Filed for record this 17TH day of OCTOBER, 2014, at 2:32 PM, in Book 39 of Surveys at page(s) 92, at the request of Cruse & Associates.

ERIALD V. PETTIT BY: *[Signature]*
 KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P. O. Box 959
 Ellensburg, WA 98928 (509) 962-8242
SAUNDERS/NIELSEN PROP.



34-03

34, 35

Found Stone with
Corried 74.

N 15° 55' 45" W

15.73 Acres

Beginning at the North quartr
S 00° 32' 18" W, 1976.58 feet;
Point of Beginning; thence S
557.66 feet; thence S 00° 30'
288.45 feet; thence N 85° 2'
93.49 feet; thence N 60° 31'
176.02 feet; thence N 13° 5'
194.76 feet; thence N 32° 0'
170.30 feet to the True Point

TRACT 7-C

That portion of the NW 1/4 SE 1/4
17 East, W.M., Kittitas Cour
described as follows:

Beginning at the North quarter
S 00° 32' 18" E, 2972.68 feet to
S 00° 32' 18" W, 970.00 feet;
N 22° 45' 23" E, 1056.07 feet;
N 19° 58' 12" W, 93.49 feet;
S 72° 52' 13" W, 664.87 feet to

TRACT 7-D

That portion of the NW 1/4 SE 1/4
East, W.M., Kittitas County,
described as follows:

Beginning at the North quarter
S 00° 32' 18" E, 1975.58 feet;
S 00° 40' 36" W, 657.66 feet;
Point of Beginning; thence S
N 89° 59' 48" W, 667.70 feet;
S 67° 44' 37" E, 238.45 feet to

1967.10
358.97
970.00
S 00° 32' 18" E

N 72° 52' 13" E
664.87

60 ft. Private Easements

7-C
20.98 Acres

7-D
10.11 Acres

650.00
N 89° 59' 48" W - 1317.70
667.70

0 50 100 200 300 400
SCALE: 1 inch = 200 feet



LEGEND

- Centerline 60-ft. easement (Rec. No. 452234-Vol. 149, pgs. 114-117).
- Set 5/8" rebar

AUDITOR'S CERTIFICATE

Filed this 5th day of April 1982 in Volume 10
of SURVEYS at page 36 at the request of
Jerata D. O'Hare.

Beverly M. Allenbaugh by
KITTITAS COUNTY AUDITOR
A. Williams, dep.

SURVEYOR'S CERTIFICATE

This map correctly represents a
direction in conformance with
Act at the request of Dan Cade

Jerrold D. O'Hare
Licensed Land Surveyor
License No. 9606
December 1, 1981