 <b>First American Title</b>	<b>Owner's Policy of Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	POLICY NUMBER <b>5011400-2107871</b>

Name and Address of Issuing Agent:

**AmeriTitle, LLC**  
**101 W Fifth Ave.**  
**Ellensburg, WA 98926**

File No.: 455505AM

Address Reference: NKA Elk Springs Rd, Ellensburg, WA 98926

Amount of Insurance: \$85,000.00

Premium: \$644.00

Date of Policy: April 14, 2021 3:32PM

1. Name of Insured:

**Mike Bach**

2. The estate or interest in the Land that is insured by this policy is:

**FEE SIMPLE**

3. Title is vested in:

**Mike Bach**

4. The Land referred to in this policy is described as follows:


**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.)**

By: \_\_\_\_\_  
Authorized Countersignature

(This Schedule A valid only when Schedule B is attached)

 <b>First American Title</b>	<b>Owner's Policy of Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule B</b>	POLICY NUMBER <b>5011400-2107871</b>

File No. 455505AM

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under(a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material not shown by the Public Records.
7. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
8. 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: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$352.02

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2021

9. 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.
10. Liens, levies and assessments of the Elk Springs Road Maintenance Association.
11. 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
12. 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."
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: 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
14. 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
15. 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 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
16. Certificate of Membership in Elk Meadows and Elk Springs Road Maintenance Association, recorded October 4, 2001 under Auditor's File No. 200110040041.

7. N/A

**END OF SCHEDULE B**



## Privacy Notice

**Effective:** November 1, 2019

**Notice Last Updated:** January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Share Your Information?** We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Information?** The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.



### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Notice of Sale.** We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Notice of Collection.** To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

**Notice of Sale.** We have not sold the **personal information** of California residents in the past 12 months.

**Notice of Disclosure.** To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



*First American Title*

## Owner's Policy of Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Schedule A

POLICY NUMBER

**5011400-2107871**

Name and Address of Issuing Agent:

**AmeriTitle, LLC**  
**101 W Fifth Ave.**  
**Ellensburg, WA 98926**

File No.: 455505AM

Address Reference: NKA Elk Springs Rd, Ellensburg, WA 98926

Amount of Insurance: \$85,000.00

Premium: \$644.00

Date of Policy: April 14, 2021 3:32PM

1. Name of Insured:

**Mike Bach**

2. The estate or interest in the Land that is insured by this policy is:

**FEE SIMPLE**

3. Title is vested in:

**Mike Bach**

4. The Land referred to in this policy is described as follows:

**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.)**

By: \_\_\_\_\_  
Authorized Countersignature



(This Schedule A valid only when Schedule B is attached)

 <b>First American Title</b>	<b>Owner's Policy of Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule B</b>	POLICY NUMBER <b>5011400-2107871</b>

File No. 455505AM

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under(a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material not shown by the Public Records.
7. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
8. 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: Due  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$352.02

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2021

9. 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.
10. Liens, levies and assessments of the Elk Springs Road Maintenance Association.
11. 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
12. 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."
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: 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
14. 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
15. 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 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
16. Certificate of Membership in Elk Meadows and Elk Springs Road Maintenance Association, recorded October 4, 2001 under Auditor's File No. 200110040041.

7. N/A

**END OF SCHEDULE B**



## Privacy Notice

**Effective:** November 1, 2019

**Notice Last Updated:** January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as “First American,” “we,” “us,” or “our”) collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products (“Products”). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Share Your Information?** We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Information?** The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.



### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

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**Notice of Disclosure.** To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.