

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739095

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: October 4, 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: 72156-47739095

CHICAGO TITLE INSURANCE COMPANY



By:

Robert M. Pina

President

ATTEST

John C. [Signature]

Secretary

SUBDIVISION GUARANTEE

Order No.: 500725AM
Guarantee No.: 72156-47739095
Dated: October 4, 2021

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

Your Reference: NKA Bettas Rd, Cle Elum, WA 98922

Assured: Kittitas County PUD

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:

Parcel A1 of that certain Survey as recorded May 14, 2021, in Book 43 of Surveys, page 211, under Auditor's File No. 202105140072, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 15, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

Lot B of that certain Survey as recorded October 27, 2010, in Book 37 of Surveys, page 74, under Auditor's File No. 2016010270027, records of Kittitas County, Washington; being a portion of of the Northwest Quarter and Southwest Quarters of Section 15, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Kittitas County Public Utility District No.1 as to Parcel 1, United States of America,
Department of Energy, Bonneville Power Administration as to Parcel 2

END OF SCHEDULE A

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(SCHEDULE B)

Order No: 500725AM
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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. 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: \$0.00
Tax ID #: 956230
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

Taxes as shown herein include the following exemption(s): Governmental

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5. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$0.00
Tax ID #: 961877
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2021

Taxes as shown herein include the following exemption(s): Governmental

6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.
Recorded: May 22, 1903
Book: 9 of Deeds, Page 3
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.
7. 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
Purpose: Electric transmission and distribution line
Recorded: November 1, 1922
Instrument No.: 67537
Affects: Section 15 and other land
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Purpose: Poles
Recorded: January 9, 1926
Instrument No.: 80184
Book 43, Page 97
Affects: Portion of said Section 15 and other land
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Purpose: Poles
Recorded: July 31, 1929
Instrument No.: 96629
Book 47, Page 504
Affects: Portion of Section 15

Assignment of right-of-way recorded September 21, 1959, under Auditor's File No. 278670 to Ellensburg Telephone Company.

10. 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 or distribution line
Recorded: July 18, 1940
Instrument No.: 155295
Book 62, Page 330
Affects: Portion of Section 15
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Recorded: October 16, 1964
Instrument No.: 316264
Book 116, Page 665
Affects: Portion of Section 15
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: Ellensburg Telephone Company, a Washington Corporation
Purpose: Lines of telephone and telegraph
Recorded: July 6, 1972
Instrument No.: 376438
Book 31, Page 342
Affects: A portion of Section 15
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: Olympic Pipe Line Company, a corporation of Delaware
Purpose: A pipeline
Recorded: July 9, 1996
Instrument No.: 199607090061
Affects: 60 feet South of and parallel with the most Southerly electrical towers of the B.P.A. powerline
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 28, 2003
Book: 28 of Surveys Page: 168 and 169
Instrument No.: 200301280019
Matters shown:
 - a) Power line easement
 - b) Telephone line easement
 - c) BPA Easement
 - d) Notes contained thereon
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 4, 2004
Book: 29 of Surveys Page: 242 and 243
Instrument No.: 200402040026
Matters shown:
 - a) Location of 60 foot easement and cul-de-sac
 - b) Location of existing fencelines in relation to property boundaries
 - c) Location of powerlines
 - d) Location of existing road
 - e) Location of telephone line
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Subdivision Guarantee Policy Number: 72156-47739095

Granted To: Sagebrush Power Partners, LLC, a Delaware Limited Liability Company
Purpose: As described on document
Recorded: January 8, 2008
Instrument No.: 200801080011

17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 7, 2009
Book: 36 of Surveys Page: 140
Instrument No.: 200908070001
Matters shown:
 - a) BPA Easement
 - b) Location of existing road
 - c) 60' Easement Q in 200402040026
 - d) Power and telephone lines

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Access Road
Recorded: April 29, 2010
Instrument No.: 201004290004

Rerecorded January 6, 2011 under Auditor's File No. 201101060005.

19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 27, 2010
Book: 37 of Surveys Page: 74
Instrument No.: 201010270027
Matters shown:
 - a) Easements as located thereon
 - b) Location of Bettas Road
 - c) Notes thereon

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: Kittitas County Public Utility District #1
Purpose: Electric distribution, transmission, and communication facilities and appurtenances
Recorded: November 4, 2010
Instrument No.: 201011040036

21. Terms and conditions of the easement conveyed to the United States of America recorded April 29, 2010, under Kittitas County Auditor's File No. 201004290004 and rerecorded January 6, 2011, under Kittitas County Auditor's File No. 201101060005.

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: Bonneville Power Administration and its assigns
Purpose: Access road and transmission line
Recorded: January 6, 2011
Instrument No.: 201101060006
Affects: That portion of said property lying within Parcel J1

23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 14, 2021
Book: 43 of Surveys Page: 211
Instrument No.: 202105140072
Matters shown:
a) 30' Utility easement to be created by separate document
b) Notes contained 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: Parcel A1, Book 43 of Surveys, page 211, and Lot B, Book 37 of Surveys, page 74, ptn of the SW Quarter of Section 15, Township 19 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

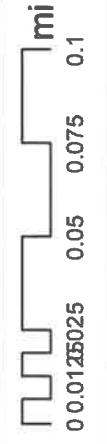
NKA Dutch Hills Rd



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

Date: 10/5/2021

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.



1 inch = 260 feet
 Relative Scale 1:3,123

