

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47739081

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 2, 2021

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47739081

SUBDIVISION GUARANTEE

Order No.: 492789AM
Guarantee No.: 72156-47739081
Dated: September 2, 2021

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

Your Reference: 1585 Tjossem 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 1:

All that portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying West of the right of way of State Highway PSH No. 3 (SR 82) and South of a line 478.5 feet South and parallel with the North line of said Quarter of Quarter section.

PARCEL 2:

TRACT A:

The North Half of the Northwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT the right of way of Interstate Highways I-82 and I-90 (PSH 3).

TRACT B:

The Southeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT the right of way of Interstate Highway I-82 (PSH 3).

TRACT C:

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The Northeast Quarter of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of the Northeast Quarter of the Southwest Quarter of said Section 18 which is described as follows:

Beginning at a point 1,146.6 feet East of the Southwest corner of said Quarter of Quarter section and on the North right of way line of the Tjossem Road; thence at a right angle North from said point 150.7 feet; thence East at a right angle and parallel to said North right of way line 96.6 feet to the West bank of an irrigation ditch; thence Southwesterly along said West bank 155.0 feet to the North right of way of said Tjossem Road; thence West along North right of way 60.1 feet to the point of beginning.

AND EXCEPT Parcel A of that certain survey as recorded April 11, 1989 in Book 16 of Surveys, page 21, under Auditor's File No. 519759, records of Kittitas County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

AND EXCEPT right of way for Tjossem County Road.

TRACT D:

That certain portion of the Northwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington lying West of a line drawn parallel and 990 feet West of the East line of the above described Quarter of Quarter section.

EXCEPT the right of way of Interstate 82 (PSH 3);

AND EXCEPT any portion lying within Parcel A of that certain survey as recorded April 11, 1989 in Book 16 of Surveys, page 21, under Auditor's File No. 519759, records of Kittitas County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

PARCEL 3:

TRACT A:

The Southwest Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

The West Half of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT right of way for Tjossem County Road.

TRACT C:

The Southeast Quarter of the Southwest Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of the South Half of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington, described as follows:

Beginning at the Northwest corner of Section 19, Township 17 North, Range 19 East, W.M., thence North 87°42'10" East, along the North boundary line of said Section 19, 1,195.70 feet to the true point of beginning; thence North 00°13'30" West, 1,301.36 feet, more or less, to the South right of way boundary of the Tjossem County Road; thence North 87°25'16" East, along said right of way boundary, 20.02 feet; thence South 00°13'30" East, 1,301.46 feet, more or less, to the North boundary line of said Section 19; thence South 87°42'10" West, along said North boundary line, 20.01 feet, more or less, to the true point of beginning.

AND EXCEPT right of way for Tjossem County Road.

PARCEL 4:

That portion of the following described Tract "A" lying Southerly and Westerly of the following described line:

Beginning at a point opposite Highway Engineer's Station TJ16+00 and 65 feet Southerly therefrom, when measured at right angles and/or radially, to the TJ Line of Primary State Highway No. 7 (SR 90) and Primary State Highway No. 3 (SR 90) (SR 82), Bull Road to Renslow; thence Easterly to a point opposite Highway Engineer's Station LS61+25 and 75 feet Westerly from the LS line of said highway; thence Southerly, parallel to said LS line to a point opposite Highway Engineer's Station LS 69+50 and the end of this line description.

"TRACT A:"

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, and running thence South along the West boundary line of said Quarter of Quarter section, 29 rods; thence East 27.5 rods; thence North 29 rods to the North boundary line of said Quarter of Quarter section; and thence West along the North boundary line thereof, 27.5 rods to the point of beginning.

PARCEL 5:

A parcel of land lying in the South Half of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington; this parcel is part of the old right of

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way existing Tjossem Road, and the new right of way known as the TJ-Line (see Washington State Department of Transportation Plans SR82 M.P. 0.62 to 3.79 sheet 24 of 102 sheets, June 12, 1969.) Commencing at a point which is the intersection of the North right of way of existing Tjossem Road and the North right of way of said TJ-Line (approximately TJ-Line Station 9+31.20) said point being the true point of beginning. Thence Easterly along the North right of way of the existing Tjossem Road to the West right of way line of SR82, thence Southerly along the West right of way of SR82 to the Northerly right of way of the TJ-Line, thence Westerly along the Northerly right of way of the TJ-Line 120 feet to a point which is 100 feet + or – Northerly and perpendicular to the centerline of TJ-Line, thence Southerly and perpendicular to centerline of TJ-Line 25 feet, thence Westerly to a point which is 60 feet Northerly and perpendicular to centerline station TJ-Line 15+50, thence Westerly to a point which is 45 feet perpendicular and Northerly of centerline station TJ 13+32.49 PC, thence Westerly along the Northerly right of way line of said TJ-Line to the point of beginning.

PARCEL 6:

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT right-of-way for Tjossem County Road.

PARCEL 7:

Parcel F of that certain Survey as recorded December 20, 2013, in Book 39 of Surveys, pages 7 and 8, under Auditor's File No. 201312200040, records of Kittitas County, Washington; being a portion of the East Half of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 8:

That portion of the Northwest Quarter of the Southeast Quarter of Section 13, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at a point on the East boundary line of said quarter of quarter section which is 30 feet North of the center of the Southeast Quarter of said Section and on the North boundary line of the right of way of the Tjossem County Road, and running thence North 88°33' West along said North boundary line of said right of way, Tjossem County Road, 170 feet; thence North 0°45' West, 100 feet; thence North 88°33' West, 117 feet to the true point of beginning; thence South 88°33' East, 117 feet; thence South 0°45' East, 100 feet; thence South 88°33' East along said North boundary of said Tjossem Road, 170 feet; thence North 0°45' West along said East boundary of said quarter of quarter section 455 feet; thence North 88°35' West to a point that lies North 0°45' West of the true point of beginning; thence South 0°45' East to the true point of beginning.

PARCEL 9:

That portion of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies Southerly and Westerly of Primary State Highway No. 7 (SR-90).

Title to said real property is vested in:

Valley Land Company LLC, a Washington Limited Liability Company as to Parcels 1 through 7 and Parcel 9 and Mid Valley Investment Properties, LLC, a Washington Limited Liability Company as to Parcel 8

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: \$8,553.10
Tax ID #: 020233
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,276.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$4,276.55
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021

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7. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$31.17
Tax ID #: 240233
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.17
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
8. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$3,348.87
Tax ID #: 788733
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,674.44
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$1,674.43
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
9. Tax Year: 2021
Tax Type: County
Total Annual Tax: \$6,877.53
Tax ID #: 258936
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,438.77
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$3,438.76
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021
10. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$0.00
Parcel No. : 020233

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.
11. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$0.00
Parcel No. : 788733

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.
12. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents and necessary (other than fulfillment documents

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of existing real estate contracts), please be aware of the following:

This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer 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.

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: Walter A. Bull, G.W. Carver, R. P. Tjossem
Purpose: Irrigation ditch
Recorded: October 13, 1885
Book C of Deeds, Page 550
Affects: Parcel 2
14. The provisions contained in deed from Benjamin F. Watson and James Ramsay, Executors of the will of James Watson, deceased, to Henry Billeter,
Date: October 14, 1919,
Book 34 of Deeds, Page 15
As follows: "Subject to rights of way for all irrigation ditches and canals now running over said land and used for the irrigation of other lands."
(Affects Parcel 2)
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: Rebecca Donald
Purpose: Rights of way for irrigation ditches
Dated: February 17, 1923
Book 38 of Deeds, Page 509
16. 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: Power lines
Recorded: July 26, 1929
Book 47 of Deeds, Page 491
Affects: Parcel 7

Said Easement assigned by Assignment of Right of Way dated September 2, 1959, recorded September 21, 1959, in Volume 105, Page 33, under Auditor's File No. 278670, to Ellensburg Telephone Company, its successor and assigns.
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Emma Fitterer
Purpose: Power line
Dated: January 30, 1935
Book 53 of Deeds, Page 276
Affects: Southwest Quarter of the Southwest Quarter of Section 18
18. The provisions contained in deed from Laura Tjossem, a widow, to Robert N. Bynum,
Dated: December 7, 1944,
Book: 69 of Deeds, page 318
As follows:

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"Reserving the right to grantor to use jointly with the grantee the well on said premises and to maintain existing pipe in carrying water from said well for domestic use on ranch property of grantor, situated on the Northeast Quarter of the Southeast Quarter of said Section."

Affects: Parcel 8

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: to Lawrence McClellan, Dietrich Schmitz, G.E. Karlen and others
Purpose: Collect and convey water
Recorded: November 21, 1946
Instrument No.: 191980
Book 74 of Deeds, Page 36
Affects: Parcel 6
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instruments dated February 8, 1956, from Paul F. Wippel and Mary M. Wippel, husband and wife, to Pacific Northwest Pipeline Corporation, a corporation, filed for record April 5, 1956, and recorded in Book 97 of Deeds, page 510, and an easement dated February 20, 1956, from Puget Sound National Bank of Tacoma, Trustee, to Pacific Northwest Pipeline Corporation, a corporation, filed for record April 5, 1956, and recorded in Book 97 of Deeds, page 503:
Purpose: A pipeline for the transportation of oil and gas
Affects: Parcel 6
21. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Anna Billeter, Henry R. Billeter and Anna Beatrice Woodard.
Dated: November 30, 1959
Book: 105 of Deeds, Page 445
Affects: Parcel 2
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.
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: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission line
Recorded: June 25, 1963
Instrument No.: 112613
Book 112, Page 680
Affects: Parcel 7
23. 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 & Light Company, a Washington corporation
Purpose: An electric transmission and distribution line
Recorded: June 25, 1963
Instrument No.: 305370
Affects: Parcel 7
24. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Decree of Appropriation, Kittitas County Superior Court Cause No. 16924, dated June 19, 1968.
To: State of Washington
Affects: Parcels 2 and 3

25. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Decree of Appropriation, Kittitas County Superior Court Cause No. 16914, dated October 28, 1969.
To: State of Washington
Affects: Parcel 1 and other land
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington
Purpose: Irrigation facility
Recorded: April 21, 1971
Instrument No.: 367133
Volume 19, Page 662
Affects: A portion of Parcel 3
27. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed on lands conveyed by Quit Claim Deed dated March 8, 1972 and recorded March 22, 1972, under Auditor's File No. 374092.
To: State of Washington
Affects: Parcel 4
28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Subject to irrigation easements over the Easterly 25 feet and the Northerly 25 feet of the above described lands
Recorded: March 22, 1972
Instrument No.: 374092
Volume 28, Pages 553 and 554
Affects: Parcel 4
29. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: Mary T. Wippel
Recorded: July 11, 1973
Instrument No.: 383560
Purpose: Irrigation ditch
Volume 41, Page 213
Affects: Parcel 1
30. Well Agreement, and the terms and conditions contained therein
Between: Judith L. Nickerson, a single woman, Brian Norelius, a single man and Robert Billeter, a single man
Recorded: May 10, 1988
Instrument No.: 512262
Affects: Portion of Parcels 6, 8 and 9
31. Joint Well Agreement and Easement, and the terms and conditions contained therein
Between: Robert S. Billeter, a single man, Dan H. Brunson and Georgia M. Brunson, husband and wife, Jeffrey T. Brunson, a single man, and The Estate of Frank Billeter, deceased
Recorded: April 5, 1989
Volume 288, Page 64 through 68
Instrument No.: 519683
Affects: Parcel 3

32. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Electrical, telephone, television cable and other utilities
Recorded: October 28, 1991
Instrument No.: 544215
Volume 326, Pages 895 through 905
Affects: Parcel 4

33. 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 Energy, Inc., a Washington corporation
Purpose: Natural gas pipeline
Recorded: November 5, 1998
Instrument No.: 199811050028
Affects: Portion Parcels 1 and 6

Easement Amendment recorded December 23, 2003, under Auditor's File No. 200312230015.

34. 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 Energy, Inc.
Purpose: Underground natural gas facility
Recorded: June 2, 1999
Instrument No.: 199906020001
Affects: Parcel 5

35. 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
Purpose: Ingress and egress
Recorded: June 2, 1999
Instrument No.: 199906020019
Affects: Parcel 5

36. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Jeffrey T. Brunson
Lessee: Cellco Partnership, dba Verizon Wireless
Disclosed by: Memorandum of Land Lease Agreement
Term: 5 years with provisions for extending the term for four (4) additional five (5) year periods
Date: November 8, 2002
Recorded: December 3, 2002
Instrument No.: 200212030029
Affects: Parcel 6

37. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Jeffrey Thomas Brunson and Jackie S. Brunson
Secured Party: Wheatland Bank
Recorded: September 3, 2013
Instrument No.: 201309030004
Affects: Parcels 1 through 6

A change to the above Financing Statement was filed:
Recorded: August 16, 2018

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Instrument No.: 201808160020
Nature of Change: Continuation

38. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 20, 2013
Book: 39 of Surveys, Pages: 7 and 8
Instrument No.: 201312200040
Matters shown:
a) Location of Bull Ditch
b) Location of fencelines in relation to property boundaries
c) Location of ditch
d) 8' Easement "Q"
e) Notes contained thereon
Affects: Parcel 7
39. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Valley Land Company, LLC, a Washington Limited Liability Company
Purpose: Underground pipes
Recorded: December 30, 2013
Instrument No.: 201312300023
Affects: Parcel 7 and other land
40. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 30, 2013
Instrument No.: 201312300024
Affects: Parcel 7
41. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless
Lessee: ATC Sequoia LLC, a Delaware limited liability company
Disclosed by: Memorandum of Lease
Date: March 27, 2015
Recorded: October 12, 2015
Instrument No.: 201510120017
Affects: Parcel 6
42. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$252,500.00
Mortgagor: Valley Land Company, LLC, a Washington Limited Liability Company
Mortgagee: Wheatland Bank
Recorded: June 5, 2019
Instrument No.: 201906050034
Affects: Parcels 1 through 7

We note that this mortgage may have been paid off through a recent transaction. No reconveyance has been found of record.

43. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$2,396,000.00
Mortgagor: Valley Land Company LLC
Mortgagee: Wheatland Bank
Recorded: June 24, 2021
Instrument No.: 202106240038
Affects: Parcels 1 through 7
44. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Wilson Creek, if it is navigable.
45. Any question of location, boundary or area related to the Wilson Creek, including, but not limited to, any past or future changes in it.
46. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
47. Right of way for Tjossem County Road of unknown width and location as disclosed by various instruments of record.

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. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;
Recorded: August 11, 1994
Auditor's File No.: 573743
Manufactured Home: 1977 Statl 66' x 24' VIN #6996
Affects: Parcel 8
- c. 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: Ptns of Section 18, Township 17 N, Range 19 E, W.M.; Ptns of E Half Section 13, Township 17 N, Range 18 E, W.M.; Parcel F, Book 39/pgs 7-8 in E Half Section 13, Township 17 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

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541 & 1585 Tjossem Rd / 711 Berry 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, Nav/streets), MDA Information Systems (USGS, NASA), Oregon Metro

1 inch = 1,505 feet
Relative Scale 1:18,056



Date: 9/8/2021

Disclaimer:
Kittitas 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. Kittitas 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.