

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47863224

UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: May 6, 2022

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

Laura Woodiwiss

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-47863224

CHICAGO TITLE INSURANCE COMPANY



By:

Ignacio Medina L

President

ATTEST

John C. [Signature]

Secretary

21215-1
MAY 11 2022

UPDATED SUBDIVISION GUARANTEE

Order No.: 514099AM
Guarantee No.: 72156-47863224
Dated: May 6, 2022

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

Your Reference: 380 Groeschell Rd, Cle Elum, WA 98922

Assured: Trailside Homes

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:

Lots 1 and 2, of VATHEUER SHORT PLAT, Kittitas County Short Plat No. 06-49, as recorded March 30, 2007, in Book I(i) of Short Plats, page 145, under Auditor's File No. 200703300005, records of Kittitas County, State of Washington; being a portion of Lot 21, NORTHWESTERN IMPROVEMENT COMPANY'S SUBDIVISION OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 27, records of said County.

Title to said real property is vested in:

2007-TSG-Groeschell 350, LLC, a Washington limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-47863224

(SCHEDULE B)

Order No: 514099AM
Policy No: 72156-47863224

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: 2022
Tax Type: County
Total Annual Tax: \$3,755.10
Tax ID #: 952471
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,877.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$1,877.55
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Lot 1

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7. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$724.04
Tax ID #: 952472
Taxing Entity: Kittitas County Treasurer
First Installment: \$362.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$362.02
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022
Affects: Lot 2
8. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.
Dated: July 29, 1941
Book: 64 of Deeds, Page 167
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.
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Vatheur Short Plat,
Recorded: March 30, 2007
Book: I (i) of Short Plats Page: 145
Instrument No.: 200703300005
Matters shown:
 - a) Location of fence lines in relation to property boundaries
 - b) Easements shown thereon
 - c) Notes contained thereon
11. 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 1, 2010
Instrument No.: 201012010006

12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$665,000.00
Trustor/Grantor: 2007-TSG-Groeschell 350, LLC, a Washington Limited Liability Company
Trustee: First American Title Insurance
Beneficiary: Ascent Capital Fund III, LLC, a Washington Limited Liability Company
Dated: December 7, 2020
Recorded: December 16, 2020
Instrument No.: 202012160064
Affects: A portion of said premises

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: January 14, 2022
Instrument No.: 202201140042
13. Groeschell Shared Well Agreement, including the terms and provisions thereof,
Recorded: August 18, 2021
Instrument No.: 202108180043
Between: 2007-TSG-Groeschell 350 LLC
14. Kittitas County Water Metering Agreement, including the terms and provisions thereof,
Recorded: November 12, 2021
Instrument No.: 202111120064
Between: 2007-TSG-Groeschell 350 LLC
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department
Affects: Lot 2
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,010,000.00
Trustor/Grantor: 2007-TSG-Groeschell 350, LLC, a Washington Limited Liability Company
Trustee: First American Title Insurance
Beneficiary: Ascent Capital Fund III, LLC, a Washington Limited Liability Company
Dated: December 22, 2021
Recorded: December 30, 2021
Instrument No.: 202112300051
Affects: A portion of said premises

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: Lots 1 and 2, VATHEUER SHORT PLAT, Book I (i) of Short Plats, page 145, ptn of Lot 21, NORTHWESTERN IMPROVEMENT COMPANY'S SUBDIVISION OF SECTION 35, TOWNSHIP 20 N, RANGE 15 E, W.M., Book 3 of Plats, page 27

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

RECEIVING NUMBER 200703300005 I/145

VATHEUER SHORT PLAT SP 06-49
SE4, S-35, T20N, R15E, W.M.

VICINITY MAP

STATEMENTS OF APPROVAL

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
LEASING AND APPROVED BY: 30 DAY OF 2007

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW THE USE OF SEPTIC TANKS AS A FEASIBLE METHOD OF WASTE DISPOSAL FOR THIS SHORT PLAT. PROSPECTIVE HOMEOWNERS OF LOTS 1 AND 2 MUST MAKE SURE THAT THE KITITAS COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATE BY: 30 DAY OF 2007

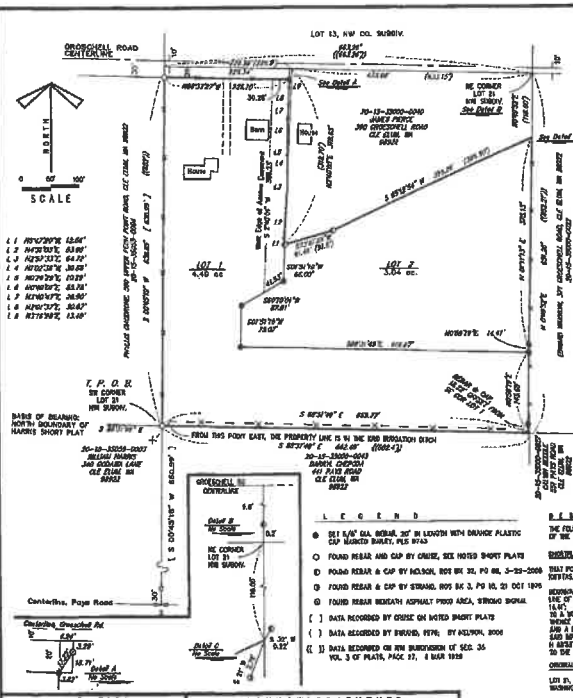
CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 30 DAY OF March, 2007.

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRESENTING YEAR AND FOR THE YEAR OF WHICH THE SHORT PLAT IS TO BE RECORDED.
ORIGINAL PARCEL NO.: 20-15-3500-2000
DATED THIS 19 DAY OF March, 2007.

NAME & ADDRESS, ORIGINAL TRACT OWNERS
NAME: MARTHA AND MARTY VATHEUER
ADDRESS: 300 ORCHARD ROAD, OLE ELUM, WA, 98922
PHONE: 360 874 5851

DEED
EXEMPT ZONE: A & D
SOURCE OF TITLE: INDIVIDUAL WILLS
OWNER SYSTEM: INDIVIDUAL SEPTO
MARGIN & TYPE: ONE-WAY, 12 FT. IN WIDTH OF ADDRESS
NO. OF SHORT-PLATTED LOTS: TWO
SCALE: ONE INCH = ONE HUNDRED FEET

SHEET 1 OF 1



NOTES

- THIS SURVEY WAS PERFORMED USING A TRIPLE TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS.
- A PUBLIC UTILITY EASEMENT IS EXIST IN WIDTH AS DESCRIBED ABOVE AND THE LOT LINES, THE 10 FT. EASEMENT SHALL ABUT THE EXISTING PLAT BOUNDARY & SHALL BE CROWNED 3 FT. ON EACH SIDE OF THE UTILITY LINE. THIS EASEMENT SHALL ALSO BE USED FOR PROXIMATE ACCESS.
- ACCORDING TO 1978-1980 STATES LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING A PREVENTION OF THE SPREAD OF HAZARDOUS WASTE. ACCORDING TO THE KITITAS COUNTY HEALTH DEPARTMENT SEPTIC TANKS SHOULD BE INSTALLED IN AREAS DETERMINED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF HAZARDOUS WASTE.
- FOR SECTION BOUNDARIES, SECTION 4 AND SECTION CORNER REQUIREMENTS IN ADDITIONAL SURVEY REQUIREMENTS, SEE BOOK 6 OF SHORT PLATS, PAGES 49-54 & BOOK 8 OF SHORT PLATS, PAGES 19-26.
- BY KITITAS COUNTY ORDINANCE, ONLY SPRAWLER OR DAP PROVISION IS ALLOWED FOR LOTS 3 ACRES OR LESS.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE IDENTIFYING PROPERTY OWNERS.
- AN APPROVED ACCESS POINT SHALL BE ACCESSED FROM THE KITITAS COUNTY DEPT. OF PUBLIC WORKS BEFORE PERFORMING WORK IN THE COUNTY ROAD RIGHT-OF-WAY OR NEARBY CONSTRUCTION A DEDICATED ACCESS.
- ANY EXISTING EASEMENTS OR INTERESTS IN THIS PROPERTY SHALL BE REVIEWED BY THE PROPOSED ACCESS WAY NEARBY IN ADDITIONAL ACCESS REQUIREMENTS.
- ACCORDING TO WA STATE TITLE CODE, THE "TRUCK-DRIFT" DESIGN IS APPROVED BY THE WA STATE DEPT. OF TRANSPORTATION. SEE WAC 173-030-010-10, "TRUCK-DRIFT".
- KITITAS COUNTY POLICE OR ITS DESIGNATED OFFICER SHALL BE NOTIFIED BEFORE ANY WORK IS PERFORMED ON THIS PROPERTY. THE APPROVAL OF THIS DESIGN OF LAND IS SUBJECT TO THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
- THE SUBJECT PROPERTY IS WITHIN AN AREA EXISTING AGRICULTURAL OR OTHER RURAL RESERVE AREA OR MOORE A PORTION OF WHICH IS SUBJECT TO THE FEDERAL RURAL DEVELOPMENT BANK FOR CROWNED PLATS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING THE APPROVAL OF THE FEDERAL RURAL DEVELOPMENT BANK FOR CROWNED PLATS. THE APPROVAL OF THIS DESIGN OF LAND IS SUBJECT TO THE APPROVAL OF THE FEDERAL RURAL DEVELOPMENT BANK FOR CROWNED PLATS. THE APPROVAL OF THIS DESIGN OF LAND IS SUBJECT TO THE APPROVAL OF THE FEDERAL RURAL DEVELOPMENT BANK FOR CROWNED PLATS.
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- ACCORDING TO KITITAS DECLARATION SERVICE (DSD) RECORD, LOT 1 HAS A PROXIMATE ACCESS. SEE BOOK 2 OF SHORT PLATS, PAGE 10.
- FULL PAYMENT OF ANNUAL FEE ASSESSMENT IS REQUIRED FOR THE USE OR NON-USE OF TRUCK.
- THE LANDOWNERS MUST PROVIDE FOR THE APPROPRIATION OF A WATER MAIN FOR EACH LOT. EACH LOT SHALL BE RESPONSIBLE FOR PROVIDING FOR THE WATER MAIN. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. THE APPROVAL OF THIS DESIGN OF LAND IS SUBJECT TO THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. THE APPROVAL OF THIS DESIGN OF LAND IS SUBJECT TO THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. THE APPROVAL OF THIS DESIGN OF LAND IS SUBJECT TO THE APPROVAL OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.

EXEMPT PARCEL DESCRIPTION

LOT 1, 1/4 SEC 34, RANGE 15 N, T20N, R15E, W.M. IS IN THE COUNTY OF KITITAS, STATE OF WASHINGTON. THIS PARCEL IS EXEMPT FROM THE SHORT PLAT ACT OF WASHINGTON.

ORIGINAL PARCEL DESCRIPTION

LOT 1, 1/4 SEC 34, RANGE 15 N, T20N, R15E, W.M. IS IN THE COUNTY OF KITITAS, STATE OF WASHINGTON. THIS PARCEL IS EXEMPT FROM THE SHORT PLAT ACT OF WASHINGTON.

DEDICATION

SOLEMNLY AND LEGALLY, MARTHA AND MARTY VATHEUER, HUSBAND AND WIFE, DO HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED REAL PROPERTY, TO BE KNOWN AS THE "VATHEUER SHORT PLAT".

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND AFFIXED OUR SIGNS AND SEALS ON THIS DAY OF March, 2007, A.D.

Marta & Marty Vatheuer
MARTHA VATHEUER
MARTY VATHEUER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KITITAS
I, Marta & Marty Vatheuer, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the public records of the county of Kititas, Washington, on this day of March, 2007.

Marta & Marty Vatheuer
MARTHA & MARTY VATHEUER
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Easton

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING RECORDING ACT AT THE REQUEST OF MARTY WATHEUER.

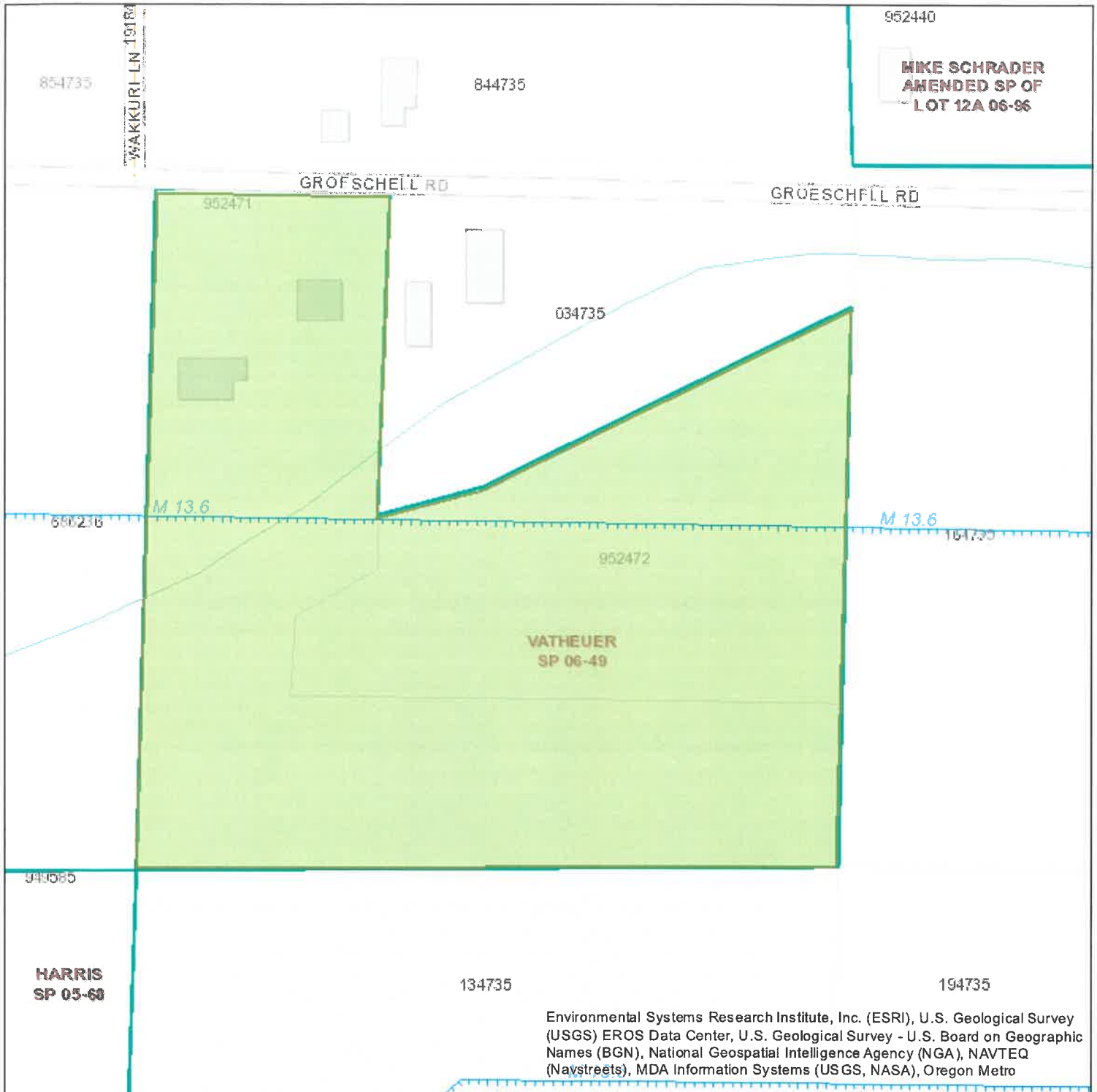
Robert L. Bailey
ROBERT L. BAILEY, P.E., No. 97743
R.L. BAILEY & ASSOCIATES
4201 HWY 970, OLE ELUM, WA, 98922
360-874-8821

AUDITOR'S CERTIFICATE

FILED OF RECORD THIS 30 DAY OF March, 2007, AT 12:00 PM IN BOOK I OF SHORT PLATS, PAGE 145, AT THE REQUEST OF R. Bailey
Jerry Pettit
KITITAS COUNTY Auditor, No. 2
Kristina Edward
Supply County Auditor

200703300005 I/145

350 and 380 Groeschell Rd Cle Elum



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 (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 12/14/2021

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
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