

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48275616

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 30, 2023

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926


(509)925-1477

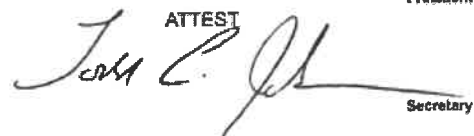
Hannah Hall

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: 72156-48275616

SUBDIVISION GUARANTEE

Order No.: 593668AM
Guarantee No.: 72156-48275616
Dated: May 30, 2023 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

Your Reference: NKA Dunnagan Ave, Cle Elum, WA 98922

Assured: Encompass Engineering & Surveying

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

The following described tracts of land situate in Kittitas County, State of Washington:

That part of the Southeast Quarter of Southwest Quarter of Section 34, in Township 20 North, Range 15 East, W.M., described as follows:

Beginning at the Northeast corner of the South Half of Southwest Quarter of Southwest Quarter of said Section 34; thence Northeasterly in a straight line to the Northeast corner of said Southeast Quarter Southwest Quarter of Section 34; thence South along the East line of said Southeast Quarter of Southwest Quarter to the Southeast corner thereof; thence West along the South line of said Southeast Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southeast Quarter of Southwest Quarter 660 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of said premises deeded to the Kittitas Reclamation District for a canal right of way on document recorded April 12, 1928, under Auditor's File No. 90010.

AND

That part beginning at a point 547 feet West of the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 34, in Township 20 North, Range 15 East, W.M., and on the South boundary line thereof; thence proceeding in an Easterly direction, along the South boundary line of said section a distance of 547 feet; thence in a Northerly direction along the East boundary line of said Quarter of Quarter section a distance of 660 feet; thence in a Westerly direction along the North boundary line of the South Half of said Quarter of Quarter section a distance of 583 feet; and thence in a Southerly direction, and at approximate right angle and in a direct line a distance of 681 feet, more or less, to the point of beginning, being a portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 20 North, Range 15 East, W.M.

Subdivision Guarantee Policy Number: 72156-48275616

EXCEPTING THEREFROM that portion of said premises deeded to the Kittitas Reclamation District for a canal right of way on document recorded April 12, 1928, under Auditor's File No. 90010.

PARCEL 2:

An easement for ingress and egress over an existing roadway, commonly called Dunnagan Road, affecting portions of the West 30 feet more or less of the South 30 acres of the Northwest Quarter of the Southeast Quarter, the Northeasterly 30 feet more or less of property conveyed to John W. Barry and Helen J. Barry, husband and wife by instrument recorded under Auditor's File No. 392462, Volume 53, page 625 and the North 30 feet more or less of the Northeast Quarter of the Southeast Quarter, all in Section 34, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington as granted by instruments recorded instruments recorded March 26, 1976, under Auditor's File Nos. 403697, 403698 and 403699, and amended by instruments recorded October 21, 1980, under Auditor's File No. 446616 and July 29, 1981, under Auditor's File No. 454023.

Title to said real property is vested in:

Hawkmeadow Ranch, L.L.C., a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 593668AM
Policy No: 72156-48275616

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: 2023
Tax Type: County
Total Annual Tax: \$1,856.44
Tax ID #: 374335
Taxing Entity: Kittitas County Treasurer
First Installment: \$928.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$928.22
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

7. Tax Year: 2023
Tax Type: County

Subdivision Guarantee Policy Number: 72156-48275616

Total Annual Tax: \$286.55
Tax ID #: 394335
Taxing Entity: Kittitas County Treasurer
First Installment: \$143.28
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$143.27
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

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. 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: A canal right of way
Recorded: April 12, 1928
Instrument No.: 90010
Book 46 of Deeds, Page 327
Affects: A portion of said premises

10. Waiver of damages contained in Deed to the Kittitas Reclamation District, recorded April 12, 1928, in Book 46 of Deeds, page 327, under Auditor's File No. 90010, as follows:

"Said grantor, for itself and for its successors and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and across the premises herein conveyed."

11. The provisions contained in Instrument,
Recorded: July 25, 1934,
Instrument No.: 117808.

As follows:

"Subject to an easement for the water pipe line of the City of Cle Elum, as now located across said land, with the right to enter upon the premises for the purpose of maintaining and repairing said pipe line."

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.

Recorded: February 25, 1937
Book: 57 of Deeds, Page 389 through 391
Instrument No.: 131663

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.

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress, egress and utilities
Recorded: March 26, 1976
Instrument No.: 403697, 403698 and 403699

Subdivision Guarantee Policy Number: 72156-48275616

Affects: Said premises and other land

Said easement was amended by instrument recorded October 21, 1980, under Auditor's File No. 446616 and July 29, 1981, under Auditor's File No. 454023.

14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 6, 1998
Book: 23 of Surveys Page: 181
Instrument No.: 199808060006
Matters shown:
a) Notes contained thereon
15. Declaration recorded November 7, 2022, under Auditor's File No. 202211070018.
16. Easement Exhibit recorded November 10, 2022, under Auditor's File No. 202211100029.
17. The exact location of the easement set forth in Parcel 2 herein is unknown.

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 SE Quarter of SW Quarter of Section 34, in Township 20 N, Range 15 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