

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568858

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: July 13, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth

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: 72156-46568858

SUBDIVISION GUARANTEE

Order No.: 249548AM

Guarantee No.: 72156-46568858

Dated: July 13, 2018

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Assured: Swauk Valley Ranch LLC

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 A:

The Southeast Quarter of the Northwest Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;
2. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively;
3. Right-of-way for Burlington Northern Railroad;
4. Tract 2 of that certain Survey as recorded August 16, 2017, in Book 41 of Surveys, pages 7, 8 and 9, under Auditor's File No. 201708160048, records of Kittitas County, Washington; being portions of Sections 17 and 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

PARCEL B:

Tracts 1 and 2 of that certain Survey as recorded August 16, 2017, in Book 41 of Surveys, pages 7, 8 and 9, under Auditor's File No. 201708160048, records of Kittitas County, Washington; being portions of Sections 17 and 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Swauk Valley Ranch, LLC, a Washington limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568858

(SCHEDULE B)

Order No: 249548AM
Policy No: 72156-46568858

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: 2018
Tax Type: County
Total Annual Tax: \$291.49
Tax ID #: 207734
Taxing Entity: Kittitas County Treasurer
First Installment: \$145.75
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$145.74
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

7. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$3,225.24
Tax ID #: 960274
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,612.62
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$1,612.62
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018

8. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$4,555.21
Tax ID #: 717734
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,277.61
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$2,277.60
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

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

10. 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.

11. Waiver of damages affecting said Section 20, contained in deed from M.C. Ballard and Minnie F. Ballard, his wife, to Chicago, Milwaukee, and St. Paul Railway Company, dated May 31, 1907, and recorded October 1, 1907, in Book 16 of Deeds, page 222, under Auditor's File No. 19639, as follows:

"Said grantors hereby release all damages and claims thereto to all their other lands, by reason of or occasioned by the location, construction, maintenance and operation of a railway over and upon the premises hereby conveyed. And said grantors covenant and agree that said grants are upon no other consideration than that named herein, that neither said Railway Company nor its agents have made any agreement, promise, or condition, verbal or written, for or relating to any crossing, passageway, or other privilege over, across or under said railway and that the right thereto shall be only that conferred by statute, or by an instrument in writing under the corporate seal of said railway company."

Affects: Parcel A

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on May 17, 1913, in Book 25 of Subdivision Guarantee Policy Number: 72156-46568858

Deeds, Page 596, under Kittitas County Auditor's File No. 34941.

In favor of: Northern Pacific Railway Company, a corporation

For: A spur track or siding

Affects: A strip of land 16 feet in width, being 8 feet on each side of the center line of the certain spur track or siding which is now located or may be located and constructed across the Southwest Quarter of the Northeast Quarter of said Section 20 together with the right to enter upon the lands of the grantor adjoining said premises for the purpose of constructing, maintaining and operating said track or tracks.

Said easement further provides "that should the grantee cease to use said premises for railway purposes, and remove its rails therefrom, the same shall revert to the grantor."

13. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on February 13, 1914, in Book 26 of Deeds, Page 385, under Kittitas County Auditor's File No. 36920.

In favor of: Northern Pacific Railway Company, a corporation

For: A spur track or siding across part of Section 20

Affects: A strip of land 16 feet in width, being 8 feet on each side of the center line of the certain spur track or siding which is now located or may be located and constructed across the Southwest Quarter of the Northeast Quarter of said Section 20, together with the right to enter upon the lands of the grantor adjoining said premises for the purpose of constructing, maintaining and operating said track or tracks.

Said easement further provides "that should the grantee cease to use said premises for railway purposes, and remove its rails therefrom, the same shall revert to the grantor."

14. 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, a corporation

Purpose: Electric transmission and distribution line

Recorded: November 1, 1922

Instrument No.: 67546

Book 38, Page 265

Affects: A portion of the North Half of said Section 17

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: United States of America

Purpose: Electric transmission and distribution line

Recorded: April 29, 1943

Instrument No.: 172954

Book 66 of Deeds, Page 195

Affects: Portion of the North Half of the Northwest Quarter and the Northeast Quarter of said Section 17

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: United States of America

Purpose: Electric transmission and distribution line

Recorded: June 6, 1952

Instrument No.: 230752

Book 89, Page 439

Affects: A portion of the North Half of the Northwest Quarter, West Half of the Northeast Quarter and Southeast Quarter of the Northeast Quarter of said Section 17

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: United States of America

Purpose: An access road

Subdivision Guarantee Policy Number: 72156-46568858

Recorded: October 7, 1958
Instrument No.: 272507
Book 103 of Deeds, Page 145
Affects: The West Half of Section 17 and the Northeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 20 and other land

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: Maintenance, repair and rebuilding of a roadway
Recorded: August 1, 1958
Instrument No.: 271474
Book 102, Page 545
Affects: 14 foot strip of land in the Southwest Quarter of the Southwest Quarter of Section 17 and a portion of the North Half of the Northwest Quarter of Section 20
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: United States of America
Purpose: Transmission line and access road easement
Recorded: January 14, 1965
Instrument No.: 318234
Book 117, Page 488
Affects: A portion of the Southwest Quarter of the Northeast Quarter of Section 17
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: United States of America
Purpose: Electric transmission and distribution line
Recorded: February 11, 1965
Instrument No.: 318841
Book 117, Page 704
Affects: A portion of the South Half of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, Southeast Quarter of the Northwest Quarter and North Half of the Northwest Quarter of said Section 17 and other land
21. 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: Right of way for the rebuilding, operation and maintenance of existing roads approximately 14 feet in width
Recorded: February 11, 1965
Instrument No.: 318841
Book 117, Page 704
Affects: A portion of the Northwest Quarter of the Northwest Quarter of Section 17
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: United States of America
Purpose: An access road
Recorded: March 14, 1974
Instrument No.: 388436
Book 48, Page 260

Affects: 20 foot strip (approximate) of land across the North Half of the Northwest Quarter of Section 17

23. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Nature Conservancy, a District of Columbia non-profit corporation, its successors and assigns
Purpose: Conservation easement, together with all unreserved development rights
Recorded: December 28, 2001
Instrument No.: 200112280009
Affects: A portion of said Section 17
25. Declaration of Protective Well Covenant, and the terms and conditions thereof, executed by Swauk Valley Ranches, LLC, dated September 20, 2010, recorded October 7, 2010, under Auditor's File No. 201010070003.
Affects: Section 17
26. Restrictive Covenant for protection of well and water works, and the terms and conditions thereof, dated September 20, 2010, recorded October 7, 2010, under Auditor's File No. 201010070004.
Affects: Section 17
27. 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: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems
Recorded: October 30, 2012
Instrument No.: 201210300011
Affects: Section 20
28. Discrepancies between the legal description for Tract 2 of Parcel B as contained on Survey recorded August 16, 2017 under Auditor's File No. 201708160048, Book 41 of Surveys, pages 7 through 9 and as depicted on said Survey as follows:
1) The legal description describes the Southeast Quarter of the Northwest Quarter of Section 20 but not all of said description is depicted in said Tract 2.
2) The legal description for Tract 2 excepts out any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints. Said rights-of-way are not depicted as being excepted from Tract 2.
29. Kittitas County Public Health Department Water Metering Agreement, and the terms and conditions contained therein
Between: Swauk Valley Ranch, LLC
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department
Recorded: February 9, 2018
Instrument No.: 201802090013
Affects: Tract 1 of Parcel B

30. 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 Swauk Creek, if it is navigable.
31. Any question of location, boundary or area related to the Swauk Creek, including, but not limited to, any past or future changes in it.
32. 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 Yakima River, if it is navigable.
Affects: Parcel A
33. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
Affects: Parcel A
34. 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.

END OF EXCEPTIONS

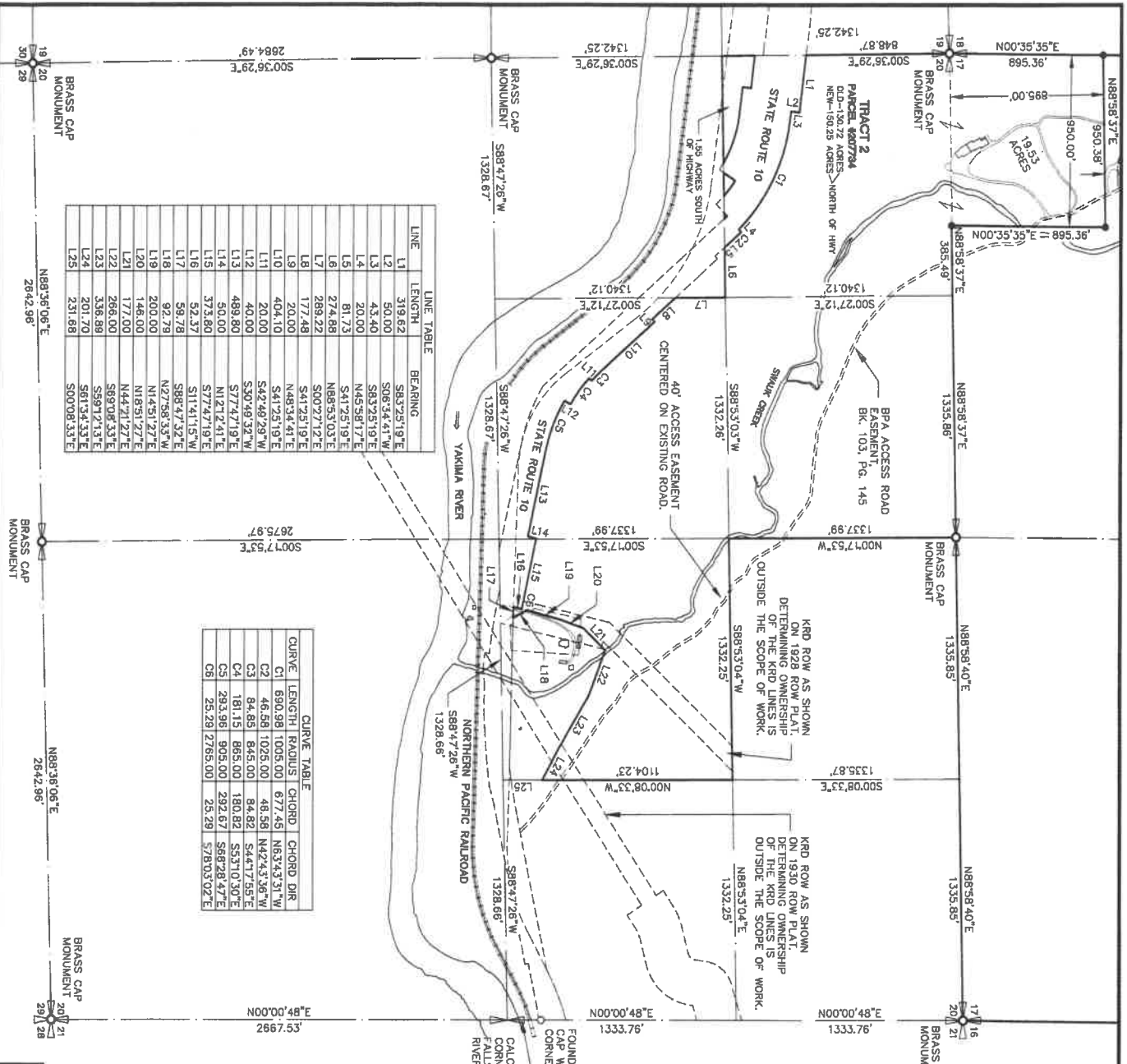
Notes:

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.

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 SE Quarter of the NW Quarter of Section 20, Township 19N, Range 17E, W.M. and Tracts 1 and 2, Book 41 of Surveys, pgs 7-9, under ptns Sections 17 and 20, Township 19N, Range 17E, 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



LINE	LENGTH	BEARING
L1	319.62	S83°25'19"E
L2	50.00	S08°34'41"W
L3	43.40	S83°29'19"E
L4	20.00	N45°58'17"E
L5	61.73	S41°25'19"E
L6	274.86	N88°55'03"E
L7	269.22	S00°27'12"E
L8	177.48	S41°25'19"E
L9	20.00	N48°34'41"E
L10	404.10	S41°25'19"E
L11	20.00	S42°46'29"W
L12	40.00	S30°46'32"W
L13	489.80	S77°47'19"E
L14	50.00	N12°12'41"E
L15	373.80	S77°47'19"E
L16	52.37	S11°41'15"W
L17	59.78	S88°47'37"E
L18	92.79	N27°58'33"W
L19	200.00	N14°51'27"E
L20	146.00	N18°51'27"E
L21	177.00	N44°21'27"E
L22	266.00	S69°08'33"E
L23	336.88	S89°24'31"E
L24	201.70	S81°34'33"E
L25	231.68	S00°08'33"E

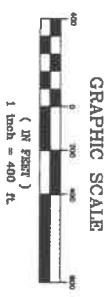
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	690.98	1025.00	677.45	N63°43'31"W
C2	46.58	1025.00	46.38	N42°43'36"W
C3	84.85	845.00	84.82	S44°17'55"E
C4	181.15	865.00	180.82	S53°10'30"E
C5	293.96	905.00	292.67	S88°28'47"E
C6	25.29	2765.00	25.29	S78°03'02"E

Index	1/4	1/4	1/4	1/4	Sec.	T.	R.
					17	19N	17E
					20	19N	17E

SHEET 2

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

IN SECTION 17 AND SECTION 20,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, T.19N.
 TAX PARCELS 717794 AND 207794



LEGEND
 O FOUND MONUMENT AS NOTED
 ● SET 5/8"x24" REBAR W/ PLASTIC CAP
BASIS OF BEARINGS
 SEE SHEET 3
SURVEY REFERENCES
 SEE SHEET 3



Surveyor's Certificate
 This map correctly represents a Survey made by Jesse Phillip Ganser, Surveyor, as required by the requirements of the Survey Recording Act of the State of Washington.
 SWALK VALLEY RANCH, LLC In ... 08-15.
 Date 08/09/2017
 Accurancy Statement (WAC 332-130)
 This Survey was performed with a Topcon Hyper-RFX surveying system with a relative accuracy greater than 1:5000. Metrological analysis where required is by least squares.
 Note: Encroachments are made on to matters of encroachment, adverse possession, unwritten title, figure changes or flood zones, etc.

Scale: 1"=400'
 Drawn By: JG/RB
 Surveyed By: JG/RB
 Checked By: JG
 Sheet 2 of 3
 Job Number: 2016-SWK
 Survey For
SWALK VALLEY RANCH, LLC
 Section 17, 20 T. 19 N, R. 17 E, W.M.
 Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 S. Pioneer Drive
 Goldendale, WA 98920
 Phone (509) 776-4416, Fax (509) 776-5880, E-Mail: pse@pse.com

Author's Certificate
 Filed For Record This 14 Day of August 2017
 At 11:40 A.M.
 In Book 51 OF Surveys At Page 79
 At the Request Of Pioneer Surveying and Engineering, Inc.
Seal of Kittitas County Auditor
 Kittitas County Auditor

EXISTING LEGAL DESCRIPTIONS

(PARCEL NO. 207734)
TRACT 1
 All of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.
(PARCEL NO. 207734)
TRACT 2

The North Half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;
 EXCEPT:
 1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter, composed by M.C. Baird and Minnie F. Baird, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 18639.
 2. That portion of the Southwest Quarter of the Northwest Quarter of said Section 20 which is described by deed recorded June 6, 1923, under Auditor's File No. 69700, Book 39 of Deeds, page 43, conveyed by Melton Moore and Francis Moore to Cascade Lumber Company.
 3. That portion within the Southwest Quarter of the Northwest Quarter of said Section 20 of Deeds, page 549, under Auditor's file No. 198952, described as follows:
 Beginning at a point within the Southwest Quarter of the Northwest Quarter of said Section 20, which point is South 37°35' West, 3346.0 feet from the Northwest corner of said Section 20, which point is South 27°30' West, 385.0 feet; thence North 69°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 25°30' East, 173.0 feet; thence South 89°43' East, 126.1 feet to the point of beginning.
 4. Those portions conveyed to the State of Washington for highway by deeds recorded in Book 47 of Deeds, page 28; Book 48 of Deeds, page 61; Book 49 of Deeds, page 385; Book 61 of Deeds, page 231, and Book 82 of Deeds, pages 107 and 109, under Auditor's File No. 93183, 102841, 105134, 148158, 238539 and 238542, respectively.
 5. Right-of-way for Burlington Northern Railroad.
 6. Any right-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northwest Quarter.

NEW LEGAL DESCRIPTIONS

TRACT 1
 All of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.
 EXCEPT:
 The South 885.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest Quarter of thereof;
TRACT 2

The North Half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;
 TOGETHER WITH:
 The South 885.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest Quarter of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;
 EXCEPT:
 1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter, composed by M.C. Baird and Minnie F. Baird, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 18639.
 2. That portion of the Southwest Quarter of the Northwest Quarter of said Section 20 which is described by deed recorded June 6, 1923, under Auditor's File No. 69700, Book 39 of Deeds, page 43, conveyed by Melton Moore and Francis Moore to Cascade Lumber Company.
 3. That portion within the Southwest Quarter of the Northwest Quarter of said Section 20 of Deeds, page 549, under Auditor's file No. 198952, described as follows:
 Beginning at a point within the Southwest Quarter of the Northwest Quarter of said Section 20, which point is South 37°35' West, 3346.0 feet from the Northwest corner of said Section 20, which point is South 27°30' West, 385.0 feet; thence North 69°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 25°30' East, 173.0 feet; thence South 89°43' East, 126.1 feet to the point of beginning.
 4. Those portions conveyed to the State of Washington for highway by deeds recorded in Book 47 of Deeds, page 28; Book 48 of Deeds, page 61; Book 49 of Deeds, page 385; Book 61 of Deeds, page 231, and Book 82 of Deeds, pages 107 and 109, under Auditor's File No. 93183, 102841, 105134, 148158, 238539 and 238542, respectively.
 5. Right-of-way for Burlington Northern Railroad.
 6. Any right-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northwest Quarter.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.999983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 207734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

SURVEY REFERENCES

AUDITOR FILE NUMBERS:
 BOOK PAGE
 27 194
 6 39
 27 195
 29 208
 23 22
 19 97
 30 201
 17 167
 17 167

GLD, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536687, 536689, 536674, 536670
1989 HAUGE LGRS, SINGLERUSH FOWER LLC RECORD OF SURVEY, ADDITION FILE NO 201502280007, 207209190010

**RECORD OF SURVEY
 BOUNDARY LINE ADJUSTMENT**

**IN SECTION 17 AND SECTION 20,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
 TAX PARCELS 217734 AND 207734**



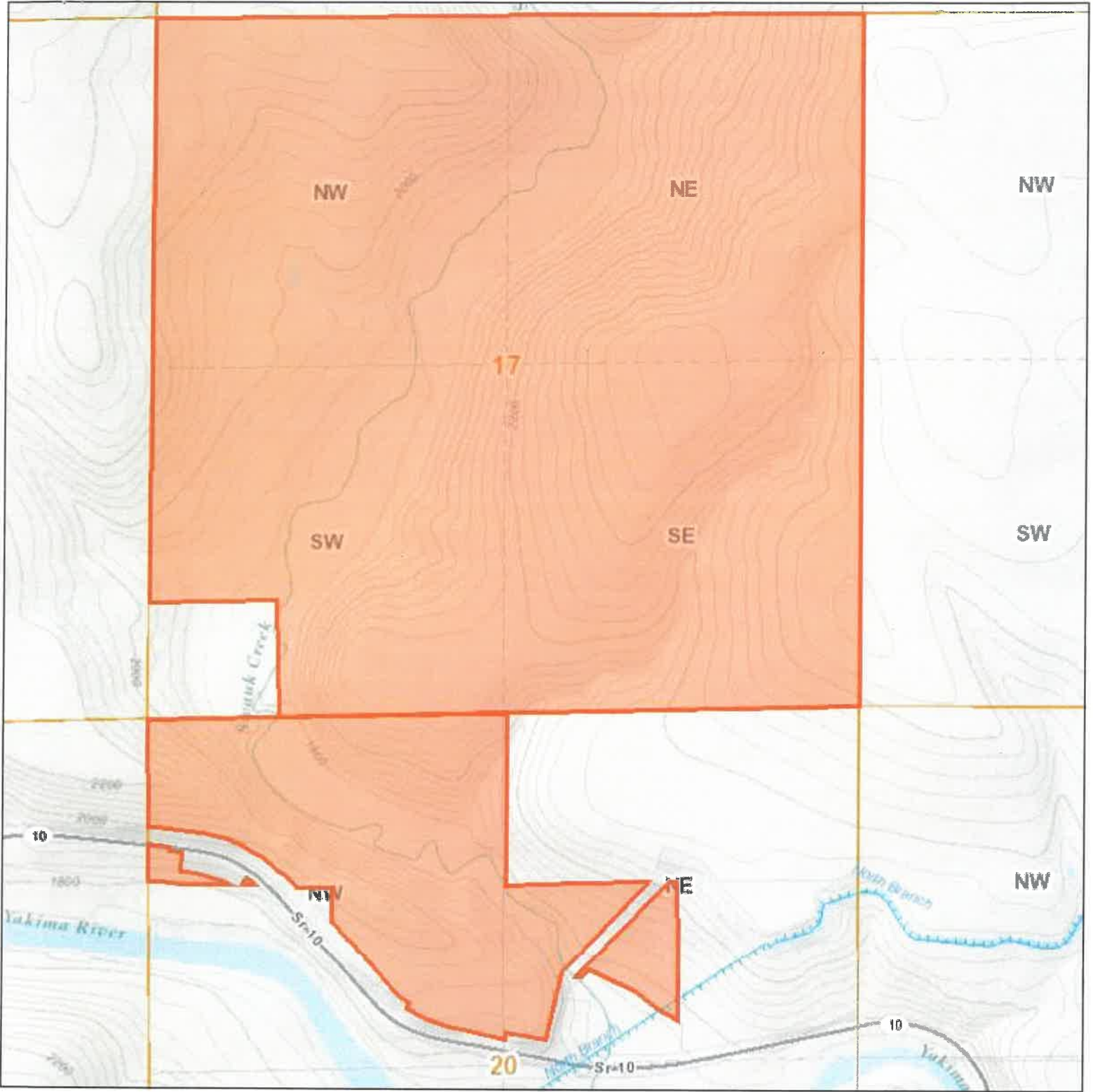
Surveyor's Certificate
 This map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of
SWALK VALLEY RANCH, LLC in **08-16**,
 2017.
 I, **Phillip G. Baird**, Date **08/01/2017**
 License No. **PLS 42487**

Accuracy Statement (MAC 332-130)
 This Survey was performed with a Topcon Hyper+ RIK surveying system with a relative accuracy of 1:1000. Mathematical analysis where required is by least squares.
Note
 No warranties are made as to matters of encroachment, adverse possession, unwritten title, mineral claims or flood zones, etc.
 Date: **12-18-16**
 Scale: **1"=400'**
 Drawn By: **JG**
 Surveyed By: **JG/HB**
 Checked By: **JG**
 Sheet: **3** Of **3**
 Job Number: **2016-SWK**

Survey For
SWALK VALLEY RANCH, LLC
 Sections 17, 20, T. 19 N., R. 17 E., W.M.,
 Kittitas, County, Washington
PS&E
Planner, Surveying & Engineering, Inc.
 125 2nd Street, East
 Codeville, Washington 98830
 Phone (509) 779-4946, Fax (509) 779-0889, E-Mail psand@psae.com

Auditor's Certificate
 Filed For Record This **16** Day of **August**, 2017.
 At **11:10** A.M.
 In Book **41** Of Surveys At Page **29**
 At the Request Of Planner, Surveying and Engineering, Inc.
Scott Burt
 KITTITAS COUNTY AUDITOR

18511 HWY 10



Date: 7/17/2018

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

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.

