

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568913

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.


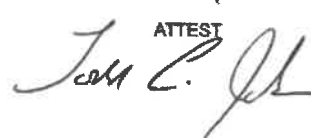
Dated: October 10, 2018

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


 Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 
 ATTEST 
 President Secretary

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

Subdivision Guarantee Policy Number: 72156-46568913

UPDATED SUBDIVISION GUARANTEE

Order No.: 264560AM
Guarantee No.: 72156-46568913
Dated: February 7, 2019 at 7:30 AM

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05
Additional Chain Fee \$300.00
Tax: \$24.90

Your Reference:

Assured: Teanaway Ridge, L.L.C., a Washington Limited Liability Company and D.K. Professional Consultants, Inc., a Washington corporation

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:

Tract FD-1, EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 242 through 246, records of said County;

AND

Lot 2C, EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 224 through 227, records of said County.

Title to said real property is vested in:

Teanaway Ridge, L.L.C., a Washington Limited Liability Company as to Tract FD-1; D.K. Professional Consultants, Inc., a Washington corporation as to Lot 2C

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568913

(SCHEDULE B)

Order No: 264560AM
Policy No: 72156-46568913

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: 2019
Tax Type: County
Total Annual Tax: \$2,738.68
Tax ID #: 960719
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,369.34
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,369.34
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

7. Tax Year: 2019
Tax Type: County

Subdivision Guarantee Policy Number: 72156-46568913

Total Annual Tax: \$921.00
Tax ID #: 960584
Taxing Entity: Kittitas County Treasurer
First Installment: \$460.50
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$460.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

8. Liens, levies and assessments of the Mountain Ridge Resort Communities Owner's Association as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
Affects: Portion of said premises.
9. Liens, levies and assessments of the Roslyn Ridge Activity Center as shown in Roslyn Ridge Activity Center Agreement recorded under Auditor's File No. 200706010052.
10. Water connection/hook-up fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
Affects: Portion of said premises.
11. Possible sewer connection fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
Affects: Portion of said premises.
12. The provisions contained in Instrument,
Recorded: September 17, 1906,
Instrument No.: 16604.
As follows: "The grantors hereby grant to the grantee its successors and assigns, the right and power of making and maintaining such air shafts and drains as may be necessary to the working and mining of said coal deposits. The said grantee agrees to make reasonable compensation for damages done to the house and barn of said grantors by the said air shafts, and agrees to maintain said air shafts and drains in proper condition. Access to said air shafts and drains is granted to said grantee its successors, and assigns and agents provided it shall not be made a traveling way. The grantors expressly waive all claims to lateral, adjacent, and subjacent support and agree not to hold the grantee, its successors or assigns liable for any injury to the surface or buildings arising from any depression or subsidence of the surface due to the use of the underlying soil for mining purposes. The grantors agree to maintain necessary drains and to use the surface so as not to interfere with or injure the grantees or its successors' mines, shafts, or tunnels."
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Fuel Company.
Dated: December 16, 1916
Book: 31 of Deeds, Page 132
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.

14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Roslyn Fuel Company.
Recorded: December 22, 1927
Book: 46 of Deeds, Page 94
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.
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: County of Kittitas, State of Washington
Purpose: Right of way
Dated: May 6, 1931
Book 49 of Deeds, Page 382
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: Winston Bros. Co.
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises
Recorded: January 16, 1933
Instrument No.: 111285
Volume 52 of Deeds, Page 518
Affects: The West Half of said Section 12 and other land
17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.
Recorded: August 15, 1941
Instrument No.: 163358
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.
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: A. Whitner Allen and Marian R. Allen, his wife
Purpose: Pipeline for water
Recorded: June 25, 1964
Instrument No.: 313648
Volume 115, Page 597
Affects: A portion of the Northwest Quarter of the Northwest Quarter of said Section 12 and other land

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: Robert H. Mason and Greta Mason, his wife; A. Whitner Allen and Marian R. Allen, his wife; Milton C. Young and Violette M. Young, his wife; Orval C. Scott and Geraldine Scott, his wife; Ray E. Cottet and Jean M. Cottet, his wife; Anthony G. Sandona and Loretta M. Sandona, his wife; and Walter F. Miller and Laurita B. Miller, his wife
Purpose: Ingress and egress of an access road
Recorded: April 2, 1965
Instrument No.: 319989
Volume 118, Page 269
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1697.90 feet.
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: Orval C. Scott and Geraldine Scott, his wife; Delbert H. Swap and Marion L. Swap, his wife; and Albert Galanti and Leah A. Galanti, his wife
Purpose: Ingress and egress of an access road
Recorded: August 19, 1966
Instrument No.: 332170
Volume 123, Page 50
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1,245.95 feet
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: Orval C. Scott and Geraldine Scott, husband and wife, and Clarence Anderson, a single person
Purpose: Access road
Recorded: October 16, 1968
Instrument No.: 350491
Volume 131, Page 21
Affects: A strip of land 30 feet in width from State Highway No. 903 across the Northwest Quarter of said Section 12.
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: Sunny Lands Development Corporation
Purpose: Water main pipeline
Recorded: May 10, 1971
Instrument No.: 367515
Affects: That portion of said premises in the Southwest Quarter of the Northwest Quarter.

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. 374523.

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: Sunny Lands Development Company, a Washington corporation
Purpose: Constructing, installing, repairing, maintaining and operating a water pipe line and all necessary connections and appurtenances thereto and includes the rights of ingress and egress for the purpose of enjoying said easement
Recorded: May 10, 1971
Instrument No.: 367516
Volume 20, Page 261
Affects: A strip of land 10 feet in width affecting that portion of said premises in the Northwest Quarter of the Northwest Quarter
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: Sunny Lands Development Corporation, a Washington corporation
Purpose: Water Main pipeline
Recorded: May 10, 1971
Instrument No.: 367517
Volume 20, Page 264
Affects: A strip of land 10 feet in width which lies 5 feet on either side of the centerline as described in said instrument
25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife
Purpose: Pipeline for water
Recorded: October 18, 1972
Instrument No.: 378668
Volume 34, Page 293
Affects: A portion of the Northwest Quarter of the Northwest Quarter of said Section
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: Delbert Harold Swap and marion Lenore Swap, his wife, and Albert Galanti and Leah Annette Galanti, his wife
Purpose: Ingress and egress
Recorded: December 12, 1972
Instrument No.: 379565
Volume 35, Page 600
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1697.90 feet.
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: Orval C. Scott and Geraldine Scott, his wife
Purpose: Access road
Recorded: October 20, 1975
Instrument No.: 400601
Volume 65, Page 568
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1,697.90 feet.
28. 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 Subdivision Guarantee Policy Number: 72156-46568913

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.

29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Roslyn Telephone Company, a Washington corporation
Purpose: To construct, reconstruct, operate and maintain a telephone line or system
Recorded: July 2, 1981
Instrument No.: 453292, 453293, 453294, 453295
Volume 150, Pages 642 through 645
Affects: The roads within the Northwest Quarter of said Section 12 "more commonly known as the Oddson Development
30. Easement Exchange Agreement and the terms and conditions contained therein
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon
Recorded: August 9, 1984
Volume 209, Page: 379
Instrument No.: 481279
31. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
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.
32. Agreement and the terms and conditions contained therein
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
33. Partial waiver of surface use rights.
Recorded : April 8, 1996
Auditor's File No.: 199604080028
Executed by: Meridian Oil, Inc.

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: Pineloch Sun Beach Club, Inc
Purpose: A water pipeline
Recorded: September 27, 1999
Instrument No.: 199909270010 and 199909270011
Affects: A strip of land 10 feet in width along Double "O" Road
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: Plum Creek Timber Company, L.P., its successors and assigns
Purpose: Ingress, egress and utilities
Recorded: December 30, 1999
Instrument No.: 199912300037
Affects: A strip of land sixty feet in width over an existing road
- Said instrument further provides in part as follows:
"Said easement may be relocated and developed at Grantee's expense with the approval of Grantor, which shall not be unreasonably withheld."
Assignment of Easement rights recorded under Auditor's File No. 201412180026
36. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Hamberlin Short Plat,
Recorded: May 22, 2001
Book: F of Short Plats Pages: 158 and 159
Instrument No.: 200105220008
Matters shown:
a) Utility easement designated as Parcel B
b) Encroachment of existing fence lines into that portion of said premises designated as Parcel B
c) Power pole easement within and outside the East boundary of said Parcel B
d) Notes contained thereon
37. 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: September 1, 2004
Instrument No.: 200409010047
Affects: Portion of said premises

38. 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: September 28, 2004
Instrument No.: 200409280063
Affects: Portion of said premises
- Modification(s) of said covenants, conditions and restrictions
Recorded: September 30, 2005
Instrument No: 200509300132
Affects: Portion of said premises
- Further modifications of said covenants, conditions and restrictions
Recorded: June 26, 2008
Instrument No.: 200806260017
- Said Declaration was extended to the subject property by document 201808070022.
- Further modifications of said covenants, conditions and restrictions
Recorded: August 7, 2018
Instrument No.: 201808070022
39. 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: November 19, 2004
Instrument No.: 200411190054
Affects: Portion of said premises
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, 2004
Instrument No.: 200412300040
Affects: Portion of said premises
41. 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, 2004
Instrument No.: 200412300041
Affects: Portion of said premises

42. Roslyn Ridge Activity Center Agreement and the terms and conditions contained therein
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation
And: Evergreen Valley, LLC
Recorded: June 1, 2007
Instrument No.: 200706010052

Said Agreement was extended to the subject property by document 201808070022.

43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: DeAnn Reeves, an unmarried individual
Purpose: Ingress and egress
Recorded: May 13, 2010
Instrument No.: 201005130006
Affects: A portion of said premises
44. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Allen and Gayla Barton, husband and wife
Purpose: Ingress and egress
Recorded: June 22, 2010
Instrument No.: 201006220030
Affects: A portion of said premises
45. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kirk Keppler and Joni Keppler
Recorded: February 17, 2016
Instrument No.: 201602170003
Affects: A portion of said premises
46. 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: April 24, 2018
Instrument No.: 201804240011
Affects: Lot 2C

Said Declaration supercedes that Declaration recorded April 23, 2018 under Auditor's File No. 201804230023.

47. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel B, Division 2,
Recorded: May 15, 2018
Book: 12 of Plats Pages: 224 through 227
Instrument No.: 201805150019
Matters shown:
a) Easement provision
b) Notes contained thereon

48. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel A, Division 1,
Recorded: August 7, 2018
Book: 12 of Plats, Pages: 242 through 246
Instrument No.: 201808070013
Matters shown:
a) 40' Rockberry Loop
b) Easement provisions
c) Notes contained thereon
49. 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: Utility systems
Recorded: August 20, 2018
Instrument No.: 201808200058

END OF EXCEPTIONS

Notes:

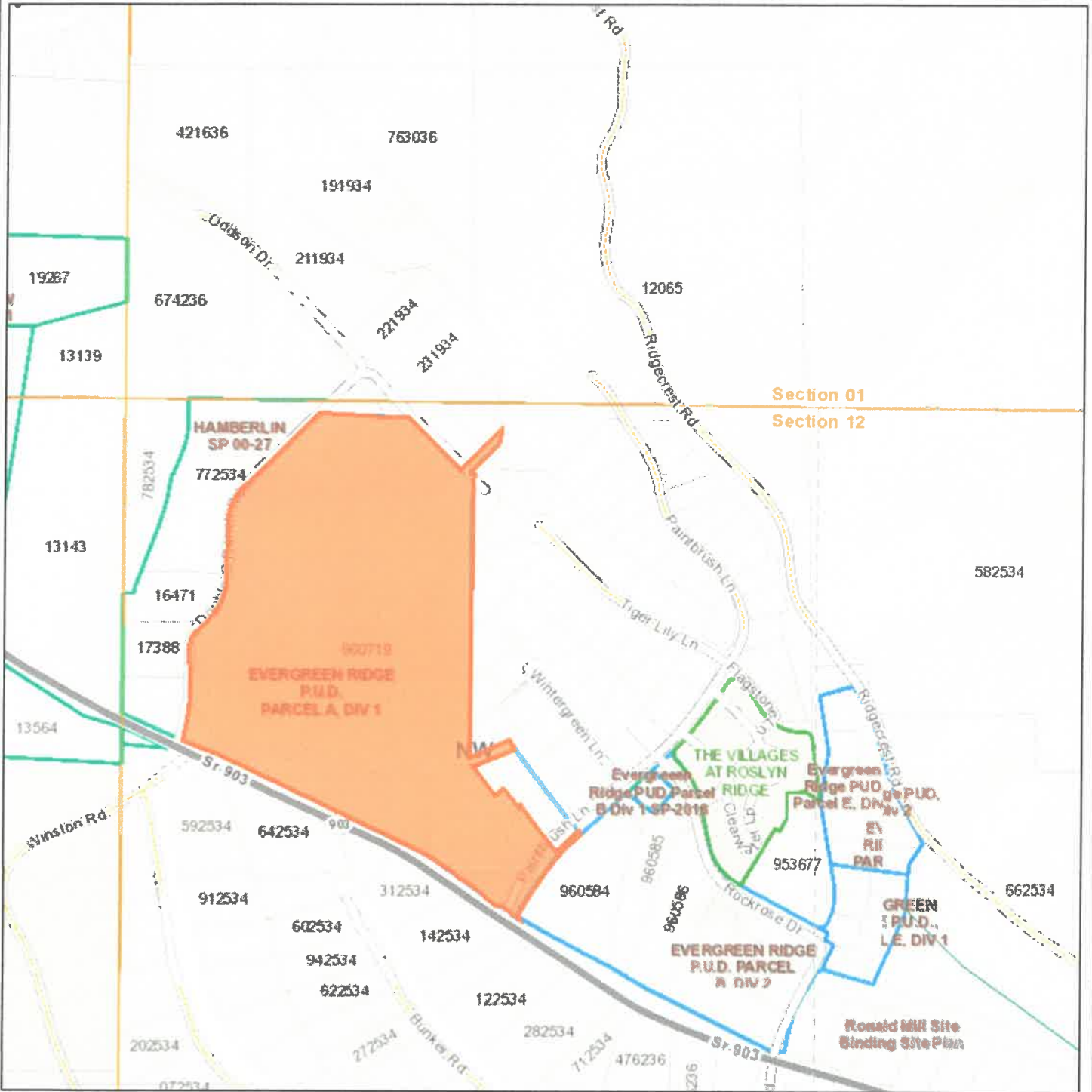
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: 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, 2, 3 and Tract FD-1, EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 1, Book 12 of Plats, pgs 242 through 246

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

960719



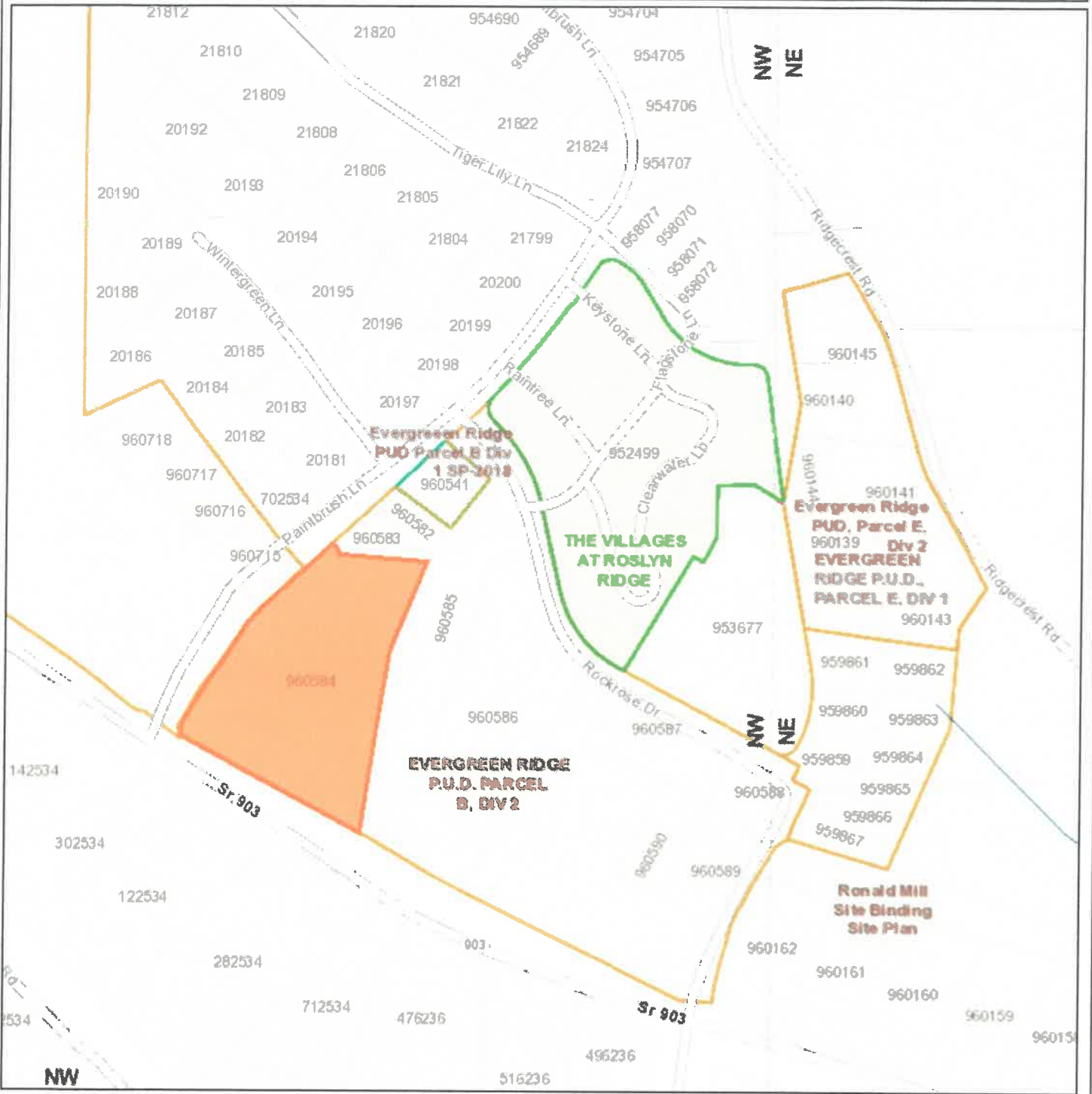
Date: 11/14/2018

1 inch = 752 feet
Relative Scale 1:9,028

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.



960584



Date: 11/14/2018

1 inch = 376 feet
Relative Scale 1:4,514

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