

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46840372**

## 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: December 17, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

  
Authorized Signer

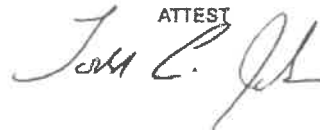
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



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

Subdivision Guarantee Policy Number: 72156-46840372

## UPDATED SUBDIVISION GUARANTEE

Order No.: 300077AM	Liability: \$1,000.00
Guarantee No.: 72156-46840372	Fee: \$350.00
Dated: December 17, 2019 at 7:30 AM	Tax: \$24.90

Your Reference:

Assured: 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 1:

Parcels BCN-A, BCN-B and BCN-C of that certain survey recorded September 16, 2005, in Book 31 of Surveys, pages 182 and 183, under Auditor's File No. 200509160059, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 29, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPTING THEREFROM:

All that portion of the West Half of the Southeast Quarter of said Section 29 lying Westerly, Southwesterly, Northerly and Northwesterly of a line described as follows:

Beginning at the Southwest corner of said Southeast Quarter; thence North 00°23'27" East, along the West boundary line of said Southeast Quarter, 794.43 feet, more or less, to the Southwesterly boundary line of the Bonneville Power Administration (BPA) power line easement and the true point of beginning of said line; thence South 44°52'43" East, along said BPA easement, 146.98 feet; thence North 67°51'53" East, 436.10 feet; thence North 00°16'46" East, 132.56 feet; thence North 86°18'57" East, 49.41 feet; thence North 65°27'32" East, 43.37 feet to the beginning of a curve to the left having a radius of 18.00 feet; thence along said curve to the left an arc length of 26.45 feet, through a central angle of 84°12'19"; thence North 18°44'47" West, 24.23 feet to the beginning of a curve to the right having a radius of 43.00 feet; thence along said curve to the right an arc length of 85.03 feet, through a central angle of 113°17'39"; thence South 85°27'08" East, 40.80 feet to the beginning of a curve to the left having a radius of 125.00 feet; thence along said curve to the left an arc length of 150.07 feet, through a central angle of 68°47'20"; thence North 25°45'32" East, 42.04 feet; thence North 74°07'50" East, 258.34 feet; thence North 60°38'20" East, 37.87 feet; thence North 27°44'49" West, 97.31 feet; thence North 79°25'12" West, 176.06 feet; thence North 25°34'48" East, 148.80 feet; thence North 37°49'15" West, 151.57 feet; thence North 51°42'28" East, 65.83 feet; thence North 32°42'37" East, 65.36 feet; thence North 43°19'23" East, 63.95 feet; thence North 31°01'45" East, 66.18 feet to the beginning of a curve to the right having a radius of 50.00 feet; thence along said curve to the right an arc length of 77.06 feet, through a central angle of 88°18'35"; thence South 60°39'41" East, 15.94 feet; thence South 88°48'30" East, 63.08 feet; thence North 79°14'27" East, 28.51 feet; thence North 66°45'49" East, 67.04 feet; thence North 30°59'17" East, 18.49 feet; thence North 16°04'38" West, 19.46 feet; thence North 03°42'50" East, 40.37 feet; thence North 17°50'16" East, 65.55 feet to the beginning of a curve to the left having a radius of 42.00 feet; thence along said curve to the left an arc length of 76.95 feet, through a central angle of 104°58'47"; thence North 87°08'31" West, 27.24 feet; thence North 67°54'24" West, 66.23 feet; thence North

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42°24'45" West, 51.75 feet to the beginning of a curve to the left having a radius of 75.00 feet; thence along said curve to the left an arc length of 69.99 feet, through a central angle of 53°27'55"; thence South 84°07'20" West, 56.63 feet to the beginning of a curve to the right having a radius of 88.00 feet; thence along said curve to the right an arc length of 254.08 feet, through a central angle of 165°25'52"; thence North 69°33'12" East, 166.08 feet; to the beginning of a curve to the left having a radius of 53.00 feet; thence along said curve to the left an arc length of 79.69 feet, through a central angle of 86°09'05"; thence North 16°35'53" West, 155.11 feet, more or less to the North boundary line of said Southeast Quarter of said Section 29 and the terminus of said line.

**TRACT 2:**

That portion of BCN Parcel D of that certain Survey as recorded September 16, 2005, in Book 31 of Surveys, pages 182 and 183, under Auditor's File No. 200509160059, records of Kittitas County, Washington; lying within the West Half of the Northeast Quarter of the Southeast Quarter of Section 29, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Teanaway Ridge, LLC, a Washington limited liability company

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 300077AM  
Policy No: 72156-46840372

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: \$45.77  
Tax ID #: 949622  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$45.77  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019

7. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$130.65  
Tax ID #: 956563  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$65.33  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$65.32  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$1,000.15  
Tax ID #: 399134  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$500.08  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$500.07  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019
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. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: C. F. Diener  
Purpose: Right of way for irrigation ditch  
Recorded: April 12, 1932  
Instrument No.: 108715  
Book 52 of Deeds, Page 185  
Affects: A 10 foot strip of land over and across a portion of the Northwest Quarter of Southeast Quarter of said Section 29

12. 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  
Recorded: September 26, 1941  
Instrument No.: 164175  
Book 64 of Deeds, Page 178  
Affects: A strip of land 300 feet in width over, upon, under and across a portion of the Southeast Quarter of said Section 29
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: United States of America  
Purpose: Road, approximately 14 feet in width with additional widths as are necessary to provide for cuts, fills, and turnouts and for curves at angle points  
Recorded: October 17, 1942  
Instrument No.: 170283  
Book 65 of Deeds, Page 408  
Affects: A portion of the Southeast Quarter of said Section 29
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Northwestern Improvement Company.  
Recorded: April 8, 1943  
Instrument No.: 172579  
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: United States of America  
Purpose: One or more electric power transmission lines  
Instrument No.: 231595  
Book 89 of Deeds, Page 585  
Affects: A portion of the Southeast Quarter of said Section 29
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: Transmission line and access road  
Recorded: June 2, 1965  
Instrument No.: 321512  
Affects: A portion of the Southwest of the Southeast Quarter of said Section 29
17. Agreement and the terms and conditions contained therein  
Between: Lee L. Lund and Jane E. Lund, his wife; and Robley D. Carr and Dorothy H. Carr, his wife; and C. Frederick Darling  
Purpose: Agreement for Irrigation Improvements  
Recorded: October 27, 1972  
Instrument No.: 378789

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: Cabin Creek Lumber Company, a Partnership  
Purpose: Ingress, egress and utilities  
Recorded: February 20, 1973  
Instrument No.: 380718  
Affects: A portion of the Southeast Quarter of said Section 29

Duplicate of said Easement recorded April 23, 1973 under Auditor's File No. 381904.

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: Cabin Creek Lumber Company, a Partnership, consisting of V. C. Monahan, G.L. Monahan, and R.F. Monahan  
Purpose: Ingress, egress and utilities  
Recorded: July 16, 1973  
Instrument No.: 383676  
Book 41, Page 310  
Affects: A 60 foot strip of land over and across a portion of the Southeast Quarter of Section 29

Correction and Reconfirmation of Easement recorded January 23, 2003, under Auditor's File No.200301230008

20. Easements as disclosed by Warranty Deed recorded May 8, 1974 under Auditor's File No. 389519:

Subject to easements for right to divert water from Big Creek in the South Half of the Southeast Quarter, and the Northwest of the Southeast Quarter, and the West Half of the Northeast Quarter of the Southeast Quarter of said Section 29 as listed in the following documents:

- a. Certificate of Change in Point of Diversion of Water dated 27 October 1926 as recorded in Volume 45 of Deeds at page 20.
- b. Certificate of Change in Point of Diversion of Water dated 5 June 1925 as recorded in Volume 4, Book of Water Rights, at page 226.
- c. Certificate of Water Right, dated 10 October 1934 as recorded in Volume 4, Book of Water Rights, at page 393.
- d. Certificate of Water Right dated 15 July 1925 as recorded in Volume 4, Book of Water Rights, at page 515.
- e. Certificate of Change of Point of Diversion of Water dated 17 May 1965 as recorded in Volume 5, Book of Water Rights, at page 30.
- f. Certificate of Change of Point of Diversion of Water dated 17 May 1965 as recorded in Volume 5 of Water Rights, at page 31.

Further subject to irrigation easements over and across and the South half of the Southeast Quarter and the Northwest of the Southeast Quarter and the West Half of the Northeast Quarter of the Southeast Quarter of said Section 29 as listed in the following documents:

- a. Easement dated 16 March 1888 as recorded in Book "A" of Water Rights at page 161.
- b. Easement decreed in Court Judgment entered 10 November 1914 in Civil Cause No. 5050.
- c. Easement decreed in Court Judgment entered 25 May 1921 in Civil Cause No. 6160.

21. The provisions contained in Lee L. Lund and Jane E. Lund, husband and wife,  
Recorded: May 8, 1974,  
Instrument No.: 389519.  
As follows:  
"Reservation of an easement by the seller for the use of an existing spring located in the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 32 and further subject to a 20 foot easement 10 feet on either side of an existing water pipeline extending from said spring Northeasterly to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 29, said point being not more than 300 feet West of the Northeast corner of said Southeast Quarter, reservation includes the right to construct a 5,000 gallon reservoir at the spring and to make such repairs and improvements as may be necessary from time to time to maintain the spring and to make such repairs and improvements as may be necessary from time to time to maintain the spring and pipeline in good order. The rights reserved by this easement are limited to domestic use only, and further extension of water system will be subject to prior written consent of the Trans-West Company, its successors or assigns. Further subject to apparent and existing ditch easements and rights of way and the access rights of the ditch users to repair, maintain and use the ditches. Also, the easement for use of land within a 100 foot radius North and West of existing main diversion dam on Big Creek for purpose of repair and maintenance of the dam. Further subject to non-exclusive right of seller to use existing roads for access to the West Half of said Section 29 for livestock grazing purposes."
22. 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.
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: Olympic Pipe Line Company, A Delaware Corporation  
Purpose: The right to lay, construct, operate, maintain, inspect, repair, replace, change the size of and remove a pipeline, or pipelines, in whole or in part, for the transportation of gas, oil, petroleum, or any of its products, water, or any other liquids, gases, and other substances, whether similar or dissimilar, which can be transported through pipelines, and such other underground equipment, communication cables and appurtenances necessary or incidental to or for such operations in the easement.  
Recorded: December 21, 1995  
Instrument No.: 587966  
Affects: The Southeast Quarter of said Section 29 and the Northeast Quarter of said Section 32
24. Agreement and the terms and conditions contained therein  
Between: Boise Cascade Corporation  
And: U.S. Timberlands Yakima L.L.C.  
Purpose: Assignment and Assumption Agreement  
Recorded: October 4, 1999  
Instrument No.: 199910040043  
Affects: The Southeast Quarter of said Section 29 and the Northeast Quarter of said Section 32
25. Agreement and the terms and conditions contained therein  
Between: Teanaway Ridge LLC, a Washington Limited Liability Company  
Purpose: Perpetual easements for road and utility purposes which are covenants attaching to and running with the burdened and benefitted property  
Recorded: July 9, 2010  
Instrument No.: 201007090001



26. Question as to the width of existing access road conveyed in document recorded July 16, 1973, under Kittitas County Auditor's File No. 383676.
27. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land.  
Dated: March 31, 2015  
Vendor: Teanaway Ridge, LLC, a Washington limited liability company and O'Callahan Family Holding, Inc., a Washington corporation  
Vendee: D.K. Professional Consultants, Inc., a Washington corporation  
Recorded: March 31, 2015  
Instrument No. 201503310143
28. 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 Big Creek, if it is navigable.
29. Any question of location, boundary or area related to the Big Creek, including, but not limited to, any past or future changes in it.
30. 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.
31. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

#### **END OF EXCEPTIONS**

**Notes:**

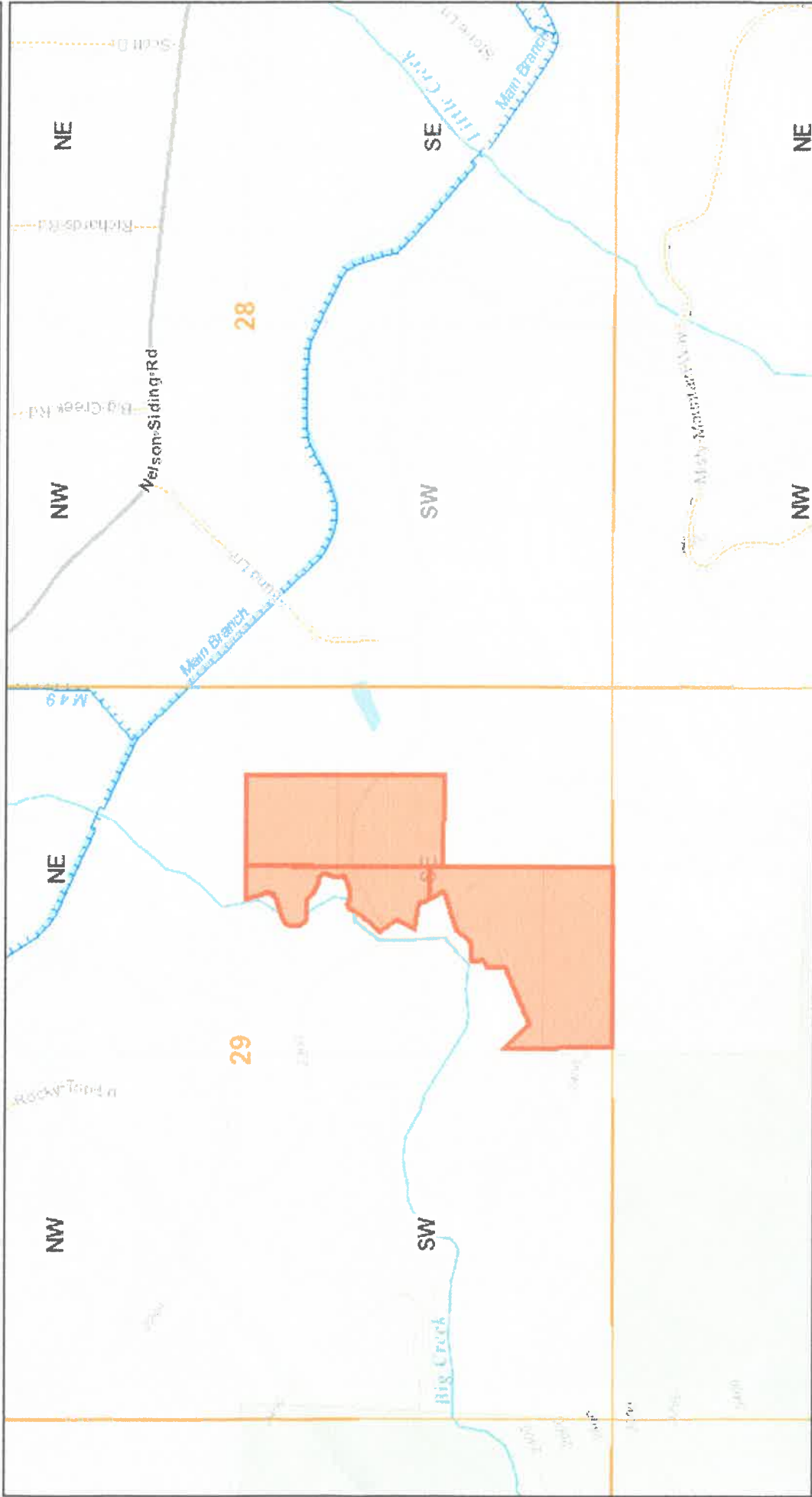
Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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: Parcels BCN-A, BCN-B, BCN-C and ptn of BCN Parcel D, Book 31 of Surveys, pgs 182-183, lying within the W Half of the NE Quarter of the SE Quarter of Section 29, Township 20 N, Range 14 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**

# Big Creek Parcels



Date: 5/24/2019

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.

