

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47018292

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: August 14, 2020

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

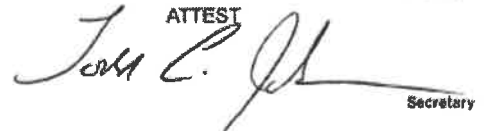


CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST


Secretary

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

Subdivision Guarantee Policy Number: 72156-47018292

UPDATED SUBDIVISION GUARANTEE

Order No.: 342533AM	Liability: \$1,000.00
Guarantee No.: 72156-47018292	Fee: \$350.00
Dated: October 13, 2021 at 7:30 A.M.	Tax: \$29.05

Your Reference: 1406 W Bender Rd, Ellensburg, WA 98926

Assured: ESM Consulting Engineers, 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:

The West Half of the Northeast Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT right of way for Reecer Creek County Road and Bender County Road;

AND EXCEPT a parcel of land laying in the Northeast Quarter of Section 27, Township 18 North, Range 18 East, W.M., Commencing at the Northwest corner of said quarter section; thence 30.0 feet along the North line of said quarter to the East right of way line of Reecer Creek Road and the true point of beginning; thence 10.0 feet along the North line of said quarter; thence Southerly and parallel with the East right of line of Reecer Creek Road 2,139.26 feet; thence Northwesterly 17.10 feet to a point on the East right of line for Reecer Creek Road right of way; thence Northerly 2,125.25 feet to the true point of beginning;

AND EXCEPT a parcel of land laying in the Northeast Quarter of Section 27, Township 18 North, Range 18 East, W.M.. Commencing at the Southwest corner of said Quarter, thence North 00°09'12" East 29.92 feet along the West line of said quarter, thence South 89°50'48" East, 18.05 feet to the intersection of the right of ways for Reecer Creek Road and Bender Road and the true point of beginning; thence South 89°35'18" East, 47.69 feet along the North right of way line of Bender Road to the beginning of a curve to the right, a cord bearing North 44°53'31" West, a cord length of 67.80 feet, a curve length of 75.199 feet to the end of the curve, thence South 00°11'44" East 47.69 feet along the East right of way for Reecer Creek Road and the true point of beginning;

AND EXCEPT that portion conveyed to Kittitas County, State of Washington, by Deed recorded March 1, 2005, under Auditor's File No. 200503010021.

AND EXCEPT all rights as conveyed by that certain mineral deed, recorded October 11, 2006 under Auditor's File No. 200610110009.

Title to said real property is vested in:

SSHI, LLC, a Delaware Limited Liability Company, DBA D.R. Horton

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-47018292

(SCHEDULE B)

Order No: 342533AM
Policy No: 72156-47018292

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: 2021
Tax Type: County
Total Annual Tax: \$23,719.63
Tax ID #: 431033
Taxing Entity: Kittitas County Treasurer
First Installment: \$11,859.82
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2021
Second Installment: \$11,859.81
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2021

7. Tax Year: 2021
 Tax Type: Irrigation
 Total Annual Tax: \$4,724.40
 Tax ID #: 431033
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$2,362.20
 First Installment Status: Paid
 First Installment Due/Paid Date: April 30, 2021
 Second Installment: \$2,362.20
 Second Installment Status: Paid
 Second Installment Due/Paid Date: October 31, 2021
8. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002, revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028 and further revised and amended in Resolution 03-2012 recorded July 17, 2012, under Auditor's File No. 201207170016.
9. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. 420037 and by instrument recorded may 25, 2006, under Auditor's File No. 200605250046.
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on November 21, 1911, under Kittitas County Auditor's File No. 31009.
 In favor of: Henry Kleinberg and Amelia S. Kleinberg, husband and wife
 For: The right to conduct water across said premises through the ditch now constructed thereon for the irrigation of their lands in said Section 27.
 Affects: A portion of said premises
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on August 17, 1917, under Kittitas County Auditor's File No. 46618.
 For: Right to travel
 Affects: The East 15 feet of said premises
12. Easement for telephone purposes, together with necessary appurtenances and all rights conveyed by instrument recorded on January 9, 1926, and July 19, 1929, under Kittitas County Auditor's File Nos. 80187 and 96449.
 To: Pacific Telephone and Telegraph Company
 Affects: A portion of said premises

 Assignment of right of way recorded September 21, 1959, under Kittitas County Auditor's File No. 278870,
 To: Ellensburg Telephone Company
13. Right-of-way for Ellensburg Water Company Canal across a portion of said premises, as disclosed by various documents of record.
14. 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.

15. Outside Utility Agreement, Annexation and Covenant, and the terms and conditions thereof, executed by and between the parties herein named:
Between: City of Ellensburg and D.R. Horton
Dated: April 19, 2006
Recorded: May 25, 2006
Auditor's File No.: 200605250046
16. Terms and provisions contained in Mineral Deed from SSHI, LLC, Grantor, to DR Energy, Inc., a Colorado Corporation, Grantee, recorded October 11, 2006, under Auditor's File No. 20061011009
17. Terms and conditions of Agreement as set forth in Contract for Reimbursement for water/sewer facilities executed by and between the parties herein named:
Between: SSHI, LLC dba D.R. Horton and the City of Ellensburg
Dated: July 17, 2008
Recorded: August 5, 2008
Auditor's File No.: 200808050001
18. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on October 4, 2016, under Kittitas County Auditor's File No. 201610040006.
In favor of: Puget Sound Energy, Inc.
For: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for the purposes of transmission, distribution and sale of electricity.
Affects: The Southerly Ten (10) feet of said premises
19. Communication assessment for the year 2021, which becomes delinquent after April 30, 2021, if not paid.
Amount: \$0.00
Parcel No. : 431033

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

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 NE Quarter of Section 27, Township 18 N, Range 18 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