

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0117772-2013.72030-88388449

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

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 above.

Dated: 03/13/2013

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*
Authorized Signature

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.

WA2011 0117772
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: *Alvin M. ...* President
ATTEST *Tom C. ...* Secretary



SUBDIVISION GUARANTEE

Office File Number : 0117772
Guarantee Number : WA2011-46-0117772-2013. 72030-88388449
Dated : March 13, 2013, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : ALLWEST LLC

Name of Assured: CRUSE & ASSOCIATES

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:

Lot 20 of that certain Survey as recorded December 4, 2003, in Book 29 of Surveys, page 174, under Auditor's File No. 200312040048, records of Kittitas County, Washington; being a portion of the East Half of the Southeast Quarter of Section 7, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

ALLWEST L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0117772

Guarantee Number: WA2011-46-0117772-2013.72030-88388449

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. General taxes and assessments for 2013, which become delinquent after April 30, 2013, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 552.44	\$ 276.22	\$ 276.22
Tax No. :	17-18-07040-0019 (19375)		

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. 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 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.

6. 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.

7. Amendatory Contract, governing reclamation and irrigation matters:
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B) (CONTINUED)

File No. 0117772

Guarantee Number: WA2011-46-0117772-2013.72030-88388449

8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

9. Matters disclosed and/or delineated on that certain survey recorded December 4, 2003, in Book 29 of Surveys, Page 174, under Auditor's File No. 200312040048, including (but not limited to) the following:
a) Notes contained thereon
b) 60' access and utility easement and cul-de-sac affecting a portion of the North boundary of said Lot 20

Note: Said survey amends and supersedes that certain survey recorded in Book 29 of Surveys, Page 72, under Auditor's File No. 200309250001.

10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 24, 2003, under Kittitas County Auditor's File No. 200312240012.
For : Ingress, egress, utilities and irrigation
Affects : Said property and other land

Said Document also contains Maintenance Provisions for said easement.

11. Declaration of Covenants, Conditions and Restrictions of Sagebrook, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.
Executed By : Charles S. Steward and Margaret L. Steward, husband and wife and M.F. Williams Construction Co., Inc., a Washington corporation
Recorded : December 24, 2003
Auditor's File No. : 200312240013

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on May 17, 2007, under Kittitas County Auditor's File No. 200705170051.
For : Ingress, egress, utilities and irrigation
Affects : Said property and other land

Said Document also contains Maintenance Provisions for said easement.

Modification of Easement H recorded April 20, 2012, under Auditor's File No. 201204200025.

(SCHEDULE B) (CONTINUED)

File No. 0117772

Guarantee Number: WA2011-46-0117772-2013.72030-88388449

13. Conservation Easement Declaration, and the terms and conditions thereof, executed by and between the parties herein named:
- Between : Charles S. Steward and Margaret L. Steward, Husband and
Wife, and Midfield LLC, a Washington limited liability company
- Dated : May 16, 2007
- Recorded : May 17, 2007
- Auditor's File No. : 200705170052

14. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Allwest LLC, a Washington limited liability company
- Trustee : AmeriTitle
- Beneficiary : Charles S. Steward and Margaret L. Steward, Husband and Wife
- Amount : \$658,700.00, plus interest
- Dated : May 15, 2007
- Recorded : May 17, 2007
- Auditor's File No. : 200705170054

Said Deed of Trust was rerecorded October 17, 2007, under Auditor's File No. 200710170066.

Modification recorded June 23, 2011, under Auditor's File No. 201106230025.

15. 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 September 21, 2012, under Kittitas County Auditor's File No. 201209210027.
- In favor of : Puget Sound Energy, Inc., a Washington corporation
- For : To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas.
- Affects : A portion of said premises

16. Domestic Water Covenant, recorded November 16, 2012, under Kittitas County Auditor's File No. 201211160031, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0117772

Guarantee Number: WA2011-46-0117772-2013.72030-88388449

Notes:

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: 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

AW/lmw

1 cc: Cruse & Associates: Marsha