

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48423595

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: February 1, 2024

Issued by:

AmeriTitle, LLC
503 N Pearl St., Ste 101
Ellensburg, WA 98926
(509) 925-1477

Kami Sinclair

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

(Signature)

President

ATTEST

(Signature)

Secretary

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

Subdivision Guarantee Policy Number: 72156-48423595

SUBDIVISION GUARANTEE

Order No.: 622307AM

Guarantee No.: 72156-48423595

Dated: February 1, 2024

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.40

Your Reference: 412 Walker Dr., Ellensburg, WA 98926

Assured: 4G Farms LLC, a Washington limited liability company

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:

See attached Exhibit 'A'

Title to said real property is vested in:

4G Farms LLC, a Washington limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48423595

(SCHEDULE B)

Order No: 622307AM
Policy No: 72156-48423595

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: 2024
Tax Type: County
Total Annual Tax: \$1,208.46
Tax ID #: 955540
Taxing Entity: Kittitas County Treasurer
First Installment: \$604.23
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$604.23
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Subdivision Guarantee Policy Number: 72156-48423595

7. Tax Year: 2024
Tax Type: Irrigation
Total Annual Tax: \$902.40
Tax ID #: 955540
Taxing Entity: Kittitas County Treasurer
First Installment: \$451.20
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$451.20
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
8. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.
Amount: \$35.00
Parcel No. : 955540

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.

9. 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.
10. Liens, levies and assessments of the Declaration of Protective Covenants, Conditions and Restrictions recorded August 9, 2013 under Auditor's File No. [201308090014](#).
11. Liens, levies and assessments of the Amended Declaration of Easements with Road Maintenance Provisions recorded August 9, 2013 under Auditor's File No. [201308090015](#).
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 7, 1994
Book: 20 of Surveys Page: 107
Instrument No.: [574772](#)
Matters shown:
 - a) Ditch located thereon
 - b) Location of fencelines in relation to boundaries
 - c) Notes thereon
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by WALKER-WILSON SHORT PLAT,
Recorded: January 23, 2009
Book: K of Short Plats Page: 38 and 39
Instrument No.: [200901230023](#)
Matters shown:
 - a) Fencelines in relation to boundaries
 - b) Easements thereon
 - c) Notes thereon

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 Energy, Inc., a Washington corporation
Purpose: Utilities
Recorded: November 12, 2010
Instrument No.: [201011120042](#)
15. Declaration of Protective 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: August 9, 2013
Instrument No.: [201308090014](#)
16. Amended Declaration of Easements with Road Maintenance Provisions, 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: August 9, 2013
Instrument No.: [201308090015](#)
- Said Declaration purports to supplant, revoke, and replace Declaration of Easements with Road Maintenance Provisions recorded July 1, 2008 under Auditor's File No. [200807010008](#).
- Modification(s) of said document
Recorded: September 19, 2023
Instrument No.: [202309190010](#)
- Further modifications of said document
Recorded: January 30, 2024
Instrument No.: [202401300012](#)
17. Amended Declaration of Easements with Road Maintenance Provisions including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Property Owners
Purpose: Ingress, egress, irrigation and utilities
Recorded: August 9, 2013
Instrument No.: [201308090015](#)
Affects: Portion said premises and other lands
- Said document purports to supplant, revoke, and replace Declaration of Easements with Road Maintenance Provisions recorded July 1, 2008 under Auditor's File No. [200807010008](#).
- Second Amendment to Declaration of Easements with Road Maintenance Provisions recorded September 19, 2023 under Auditor's File No. [202309190010](#).

18. Declaration of Covenants, Conditions, and Restrictions Prohibiting the Use of Real Property for Marijuana Growing and Processing, 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 18, 2013
Instrument No.: [201312180044](#)
19. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$545,965.00
Mortgagor: 4G Farms, LLC, a limited liability company
Mortgagee: AgWest Farm Credit, FLCA
Recorded: October 2, 2023
Instrument No.: [202310020008](#)
Affects: Said Premises and other land

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.

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: Lot 2, WALKER-WILSON SHORT PLAT, Book K of Short Plats, pgs. 38 and 39; being a ptn of Section 32, Township 18 N, Range 19 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

EXHIBIT 'A'

File No. 622307AM

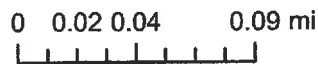
Lot 2, of WALKER-WILSON SHORT PLAT, Kittitas County Short Plat No. SP-07-150, as recorded January 23, 2009, in Book K of Short Plats, pages 38 and 39, under Auditor's File No. [200901230023](#), records of Kittitas County, State of Washington; being a portion of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Kittitas County COMPAS Map



Date: 1/30/2024

1 inch equals 376 feet



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.

