

NO. 0118199

LIABILITY \$1,000.00

FEE \$250.00

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

Policy No. WA2011-46-0118199-2013.72030-88840181

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: 05/13/2013

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 0118199
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY



By: *Ignacio Medina* President
ATTEST *Tom C. [Signature]* Secretary

SUBDIVISION GUARANTEE

Office File Number : 0118199
Guarantee Number : WA2011-46-0118199-2013.72030-88840181
Dated : May 13, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : WILLARD

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:

Parcels 2 and 4A of that certain Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

STEVE WILLARD, A MARRIED MAN AS HIS SEPARATE ESTATE AS TO PARCEL 2 AND STEVE WILLARD AND LINDA S. DUPAR, HUSBAND AND WIFE AS TO PARCEL 4A

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

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 the second half of the year 2013, which become delinquent after October 31, 2013, if not paid:

<u>2nd 1/2 owing</u>	<u>(1st 1/2 paid)</u>	<u>(Full year)</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 375.66	(\$ 436.74)	(\$ 812.40)	18-18-25040-0021 (491133)	Parcel 2
\$ 3,126.91	(\$ 3,135.83)	(\$ 6,262.74)	18-18-25040-0003 (341133)	Parcel 4A and other land

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. 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.

6. Easements granted to The Cascade Canal Company, by deeds dated October 1, 1904, recorded in Book 9 of Deeds, page 555, and October 16, 1904, recorded in Book 9 of Deeds, page 573, together with the right of ingress to and egress from the lands herein conveyed upon and across said Southeast 1/4 of Section 25 (and other lands), for the purpose of constructing, operating and maintaining said canal over the roads and right of way herein granted.
7. Right of way, over the Southeast 1/4 of Section 25, as granted to Puget Sound Power and Light Co., by deed dated February 22, 1928, recorded in Book 46 of Deeds, page 440, under Auditor's File No. 91270, with the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles with necessary braces, guys and anchors and to place upon or suspend from such poles, transmission, distribution and signal wires, insulators, crossarms, transformers, and other necessary or convenient appurtenances, across said land.

(SCHEDULE B) (CONTINUED)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

8. 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.

9. 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)

10. DEED OF TRUST, and the terms and conditions thereof:
 - Grantor : Steve A. Willard, a married man and Linda S. Dupar
 - Trustee : First American Title
 - Beneficiary : Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). Lender: KeyBank National Association
 - Amount : \$999,999.00, plus interest
 - Dated : February 13, 2012
 - Recorded : February 17, 2012
 - Auditor's File No. : 201202170013
 - Affects : Parcel 4A and other land

11. DEED OF TRUST, and the terms and conditions thereof:
 - Grantor : Steve Willard and Linda S. Dupar, husband and wife
 - Trustee : Northwest Trustee Services LLC
 - Beneficiary : Wells Fargo Bank, N.A.
 - Amount : \$417,000.00, plus interest
 - Dated : April 18, 2013
 - Recorded : April 26, 2013
 - Auditor's File No. : 201304260037
 - Affects : Parcel 4A and other land

12. Matters disclosed on the Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011, including but not limited to the following:
 - a) Location of fence lines in relation to property boundaries
 - b) Overlaps in relation to property boundaries and rights of way for Sanders County Road and Cascade Canal
 - c) Notes contained thereon

13. Encroachment of fence appurtenant to said premises onto land adjoining on the East, as disclosed by Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011.

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

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: Marsha

ENDORSEMENT 1 (5/20/13)
to
SUBDIVISION GUARANTEE UNDER FILE NO. 0118199
(Ref: WILLARD)

issued by
CHICAGO TITLE INSURANCE COMPANY

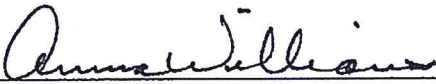
The Company hereby assures the Assured that as of the Effective Date hereof there are no matters shown by the public records affecting the real property described in said Subdivision Guarantee other than those shown under Exceptions in said Guarantee, except:

Exception No. 10 is hereby deleted.

The total liability of the company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee. This endorsement is made a part of said Guarantee and is subject to the terms and provisions thereof.

Effective Date: May 13, 2013 at 8:00 a.m.

CHICAGO TITLE INSURANCE COMPANY

By: 
Authorized Signatory

PT/PT	INVERSE	<i>Total</i>						
*****	START				32142.79825	36074.92586	1158	
1158	INV	S	64 23 00	E	304.43	32011.17738	36349.43486	1159
								LOT B/C
1159	INV	S	31 52 00	W	247.18	31801.24840	36218.93566	1160
								LOT D
1160	INV	N	64 41 42	W	406.13	31974.84190	35851.77798	1106
								LOT D CNL INT
1106	INV	N	41 27 30	E	116.75	32062.34088	35929.07726	3941
								STEVECOR
3941	INV	S	52 08 10	F	20.92	32049.49836	35945.59569	3940
								STAKE W FLAG
3940	INV	N	33 09 54	E	14.04	32061.25256	35953.27720	3939
								STAKE W FLAG
3939	INV	N	39 03 42	F	32.54	32086.51897	35973.78267	3938
								STAKE W FLAG
3938	INV	S	84 31 09	F	67.98	32080.02555	36041.45547	1105
								STEVECOR
1105	INV	N	28 04 00	E	71.14	32142.79825	36074.92586	1158
								LOT B/C

=====
 NO CLOSURE ERROR Area = 88143.58 sq ft 2.02350 ac
 32142.79825 36074.92586 1158

PT/PT	INVERSE	<i>2A</i>						
*****	START				32142.79825	36074.92586	1158	
1158	INV	S	64 23 00	E	121.02	32090.47756	36184.04610	1104
								LOT B/C
1104	INV	S	28 52 39	W	247.04	31874.15280	36064.73974	1103
								STEVECOR
1103	INV	N	64 41 42	W	235.57	31974.84190	35851.77798	1106
								STEVECOR
1106	INV	N	41 27 30	E	116.75	32062.34088	35929.07726	3941
								STEVECOR
3941	INV	S	52 08 10	E	20.92	32049.49836	35945.59569	3940
								STAKE W FLAG
3940	INV	N	33 09 54	E	14.04	32061.25256	35953.27720	3939
								STAKE W FLAG
3939	INV	N	39 03 42	F	32.54	32086.51897	35973.78267	3938
								STAKE W FLAG
3938	INV	S	84 31 09	E	67.98	32080.02555	36041.45547	1105
								STEVECOR
1105	INV	N	28 04 00	E	71.14	32142.79825	36074.92586	1158
								LOT B/C

=====
 NO CLOSURE ERROR Area = 44582.15 sq ft 1.02347 ac
 32142.79825 36074.92586 1158

PT/PT	INVERSE	<i>2B</i>						
*****	START				32090.47756	36184.04610	1104	
1104	INV	S	64 23 00	E	183.42	32011.17738	36349.43486	1159
								STEVECOR
1159	INV	S	31 52 00	W	247.18	31801.24840	36218.93566	1160
								LOT D
1160	INV	N	64 41 42	W	170.56	31874.15280	36064.73974	1103
								LOT D CNL INT
1103	INV	N	28 52 39	E	247.04	32090.47756	36184.04610	1104
								STEVECOR

=====
 NO CLOSURE ERROR Area = 43561.43 sq ft 1.00003 ac
 32090.47756 36184.04610 1104