

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694300

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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.

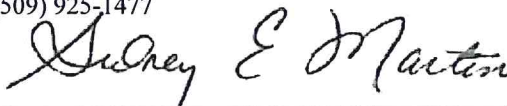
Dated: June 5, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477

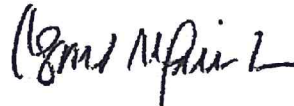


Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-44694300

CHICAGO TITLE INSURANCE COMPANY


By: 

By:

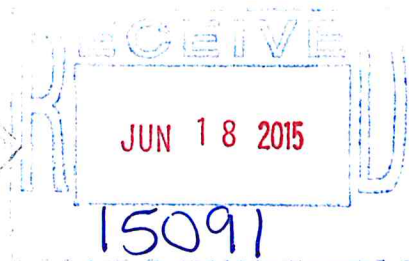
President



ATTEST



Secretary



SUBDIVISION GUARANTEE

Order No.: 53554AM
Guarantee No.: 72156-44694300
Dated: June 5, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Encompass Engineering & Surveying

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:

Parcel 4A of that certain Survey as recorded December 6, 2004, in Book 30 of Surveys, page 188, under Auditor's File No. 200412060005, records of Kittitas County, Washington; being a portion of the West Half 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:

Michael Whitney and Patricia Whitney, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 53554AM
Policy No: 72156-44694300

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 – 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: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$1,120.24
Tax ID #: 20-14-29000-0009 (11887)
Taxing Entity: Kittitas County Treasurer
First Installment: \$560.12
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$560.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

5. 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: Electric power and transmission lines and telephone and/or telegraph lines
Recorded: August 25, 1941
Instrument No.: 163555
Book 64, Page 80
Affects: Portion of said premises

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6. 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: Electric power transmission lines and telephone and/or telegraph lines
Recorded: October 11, 1944
Instrument No.: 180048
Book 69, Page 44
Affects: Portion of said premises
7. 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 Power & Light Company, a Massachusetts corporation
Purpose: Right to construct, reconstruct, improve, repair, maintain and operate electric transmission and/or distribution lines consisting of poles or towers with necessary braces, guys and anchors, crossarms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment over and across the following described land
Dated: June 26, 1957
Instrument No.: 264899
Affects: Portion of said premises
8. 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: Perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables and appliances necessary in connection therewith, in, upon, over, under, and across those strips of land
Recorded: December 30, 1964
Instrument No.: 317936
Book 117, Page 340
Affects: Portion of said premises
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Gary G. and Ethel T. Guzzie, husband and wife; Clyde C. and Lois Parlova, husband and wife; Gerald L. and Marie C. Monahan, husband and wife; Robert E. and Adele Monahan, husband and wife; and Burlington Northern Inc., a Delaware corporation
Purpose: Permanent non-exclusive easement upon, over and along a right of way 60 feet in width with such additional widths as may be necessary for needed cuts and fills
Recorded: May 6, 1977
Instrument No.: 412883
Affects: Portion of said premises
10. Road Use Agreement and Easement Exchange, and the terms and conditions thereof, executed by and between the parties herein named;
Between: Gary G. and Ethel T. Guzzie, husband and wife; Clyde C. and Lois Parlova, husband and wife; Gerald L. and Marie C. Monahan, husband and wife; Robert E. and Adele Monahan, husband and wife; and Burlington Northern Inc., a Delaware corporation
Dated: March 11, 1977
Recorded: May 6, 1977
Auditor's File No.: 412883

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. Fred Darling, his heirs and assigns
Purpose: A permanent non-exclusive easement to use an existing road sixty (60) feet in width with such additional widths as may be necessary for needed cuts and fills, over, upon, along and across the following described land
Recorded: August 11, 1987
Instrument No.: 506607
Affects: Portion of said premises
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
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.
13. Agreement and the terms and conditions contained therein
Between: PCTC, INC., A Delaware corporation (formerly known as Plum Creek Timber Company, INC., AND BN Timberlands, INC.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware Corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
14. Partial waiver of surface use rights.
Dated: February 13, 1992
Recorded: April 8, 1996
Auditor's File No.: 199604080028
By: Meridian Oil Inc.
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 3, 1995
Book: 21 Page: 109
Instrument No.: 585849
Matters shown:
a) Easement provision as follows: 60' access easements to a public right of way for each parcel will be granted along existing roads or along property boundaries after recording of the segregation survey.
16. The provisions contained in Warranty Deed,
Recorded: June 21, 2001,
Instrument No.: 200106210050.
As follows: Exceptions and Reservations as contained in Instrument.
17. 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: Nonexclusive perpetual easement over, under, along, across and through the following described real property
Recorded: August 5, 2004
Instrument No.: 200408050039
Affects: Portion of said premises

18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 6, 2004
Book: 30 Page: 188
Instrument No.: 200412060005
Matters shown:
a) Access and utility Easement "R"
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: 60 foot easement for access and utilities as delineated as Easement Q and Easement S on that certain Segregation/Boundary Line Adjustment Survey recorded December 6, 2004, under Auditor's File No. 200412060005
Recorded: March 31, 2005
Instrument No.: 200503310005
Affects: Portion of said premises
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: 60 foot easement for access and utilities as delineated as Easement Q and Easement S on that certain Segregation/Boundary Line Adjustment Survey recorded December 6, 2004, under Auditor's File No. 200412060005
Recorded: October 5, 2005
Instrument No.: 200510050014
Affects: Portion of said premises
21. Claims of Right of Access filed by David M. Bridgeman et al under Auditor's File Nos. 200204090007, 200205310022, 200205310023, 200205310024, 200205310025, 200205310026, 200205310027, 200205310028 and 200207010021.
22. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land.
Dated: July 6, 2011
Vendor: Michael Whitney and Patricia Whitney, husband and wife
Vendee: Dan Hoskins, an unmarried person, Harlan Odegard, an unmarried person and John Davis, an unmarried person
Recorded: July 12, 2011
Instrument No. 201107120001
Excise Tax Receipt No.: 2011-1035

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information
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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 No. 2: 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: Parcel 4A, Book 30 of Surveys, page 188, ptn of W Half of Section 29, Township 20N, Range 14E, 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