

TITLE REPAIR
FOR

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48694464

RECEIVED
DEC 04 2025

UPDATED GUARANTEE

Kittitas County CDS

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: November 17, 2025

Issued by:

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

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

President

ATTEST
[Signature]

Secretary

Hannah Hall

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48694464

(SCHEDULE B)

Order No: 676813AM
Policy No: 72156-48694464

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: 2025
Tax Type: County
Total Annual Tax: \$703.55
Tax ID #: 279433 (Affects Tract 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$351.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$351.78
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$49.78
Tax ID #: 958538 (Affects a Portion of Tract 2)
Taxing Entity: Kittitas County Treasurer

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First Installment: \$49.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$425.00
Tax ID #: 958538 (Affects a Portion of Tract 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$212.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$212.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$176.40
Tax ID #: 957190 (Affects a Portion of Tract 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$88.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$88.20
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$1,700.00
Tax ID #: 957190 (Affects a Portion of Tract 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$850.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$850.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$1,812.39
Tax ID #: 506233 (Affects Parcel 1, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$906.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$906.19
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 506233 (Affects Parcel 1, Tract 3)
Taxing Entity: Kittitas County Treasurer

Subdivision Guarantee Policy Number: 72156-48694464

UPDATED SUBDIVISION GUARANTEE

Order No.: 676813AM
Guarantee No.: 72156-48694464
Dated: November 17, 2025 at 7:30 a.m.

Liability: \$1,000.00
Fee: \$350.00 plus \$150.00 extra work charge
Tax: \$43.00

Your Reference: Rinehart

Assured: Delta Zero Land 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:

See attached Exhibit 'A'

Title to said real property is vested in:

Donald C. Rinehart, also appearing of record as Donald C. Rinehart, Don Rinehart and Donald Charles Rinehart, a single person

END OF SCHEDULE A

First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$36.83
Tax ID #: 957181 (Affects Parcel 2, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957181 (Affects Parcel 2, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$31.89
Tax ID #: 957182 (Affects Parcel 3, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957182 (Affects Parcel 3, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$31.89
Tax ID #: 957183 (Affects Parcel 4, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Subdivision Guarantee Policy Number: 72156-48694464

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957183 (Affects Parcel 4, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$31.89
Tax ID #: 957184 (Affects Parcel 5, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957184 (Affects Parcel 5, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$31.89
Tax ID #: 957185 (Affects Parcel 6, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957185 (Affects Parcel 6, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

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Tax Year: 2025
Tax Type: County
Total Annual Tax: \$36.83
Tax ID #: 957186 (Affects Parcel 7, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957186 (Affects Parcel 7, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$36.83
Tax ID #: 957187 (Affects Parcel 8, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957187 (Affects Parcel 8, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$33.95
Tax ID #: 957188 (Affects Parcel 9, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$255.00
Tax ID #: 957188 (Affects Parcel 9, Tract 3)
Taxing Entity: Kittitas County Treasurer

Subdivision Guarantee Policy Number: 72156-48694464

First Installment: \$127.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$127.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$76.85
Tax ID #: 957189 (Affects Parcels 10, 11 and a portion of Parcel 13, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$38.43
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$38.42
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$755.66
Tax ID #: 957189 (Affects Parcels 10, 11 and a Portion of Parcel 13, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$377.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$377.83
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$186.78
Tax ID #: 476233 (Affects a portion of Parcel 13, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$93.39
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$93.39
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$1,892.10
Tax ID #: 476233 (Affects a portion of Parcel 13, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$946.05
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$946.05
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County

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Total Annual Tax: \$3,311.40
Tax ID #: 929433 (Affects Parcel 12, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,655.70
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$1,655.70
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$3,842.00
Tax ID #: 929433 (Affects Parcel 12, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,921.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$1,921.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$183.95
Tax ID #: 957191 (Affects Parcel 14, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$91.98
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$91.97
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$1,700.00
Tax ID #: 957191 (Affects Parcel 14, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$850.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$850.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$205.14
Tax ID #: 957192 (Affects Parcel 15, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$102.57
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

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Second Installment: \$102.57
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$1,700.00
Tax ID #: 957192 (Affects Parcel 15, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$850.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$850.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: \$5.74
Tax ID #: 957193 (Affects Parcel 17, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$5.74
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025

Tax Year: 2025
Tax Type: Irrigation
Total Annual Tax: \$170.00
Tax ID #: 957193 (Affects Parcel 17, Tract 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$85.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$85.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

7. Communication assessment for the year 2025, which becomes delinquent after April 30, 2025, if not paid.
Amount : \$35.00 (Paid)
Parcel No. : 929433 (Affects Parcel 12, Tract 3)

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.

8. 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 the 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.

9. Liens, levies and assessments of the Well Agreement recorded May 30, 1995 under Auditor's File No. 583319.

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Levi Farnsworth, James Dysart and John A. Shoudy

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Purpose: Right of way for a power ditch
Recorded: March 13, 1876
Book A of Miscellaneous records, Page 40
Affects: Portion of said premises

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: Chicago, Milwaukee and St. Paul Railway Company
Purpose: The right to protect cuts on the railroad right of way
Recorded: February 6, 1907 and February 27, 1907
Book 14, Page 483 and Book 14, Page 568
Affects: Portion of said premises
12. An easement for an irrigation ditch across the Northeast 1/4 of the Northwest 1/4 of said Section, with the right to go upon said premises to make any necessary alterations and repairs, as granted to R. Lee Barnes, by agreement dated June 27, 1908, and recorded June 30, 1908, in Book 16 of Deeds, page 639, under Auditor's File No. 21504.
13. An easement for a county road across the Northeast Quarter of the Northeast Quarter of Section 20, and the Northwest Quarter of the Northwest Quarter of said Section 21, conveyed to the County of Kittitas, by deed recorded December 18, 1912, in Book 25 of Deeds, page 336, under Auditor's File No. 33871.
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: City of Ellensburg, a municipal corporation
Purpose: A right of way 20 feet in width for the perpetual right to construct and maintain a water pipe line
Recorded: December 19, 1914
Book 28, Page 347
Affects: Portion of said premises
15. An easement with the right to place and maintain an anchor on the Northwest Quarter of the Northwest Quarter of said Section 21, with the necessary wires and fixtures thereon together with the right of access to said right of way for purposes of repairs, etc., as conveyed to Pacific Telephone and Telegraph Company, by deed recorded December 24, 1925, in Book 43 of Deeds, page 75, under Auditor's File No. 80081.
16. 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.O. Eidal, individually, and as executor of the Will of S.M. Eidal, deceased
Purpose: A right of way for Olson ditch
Recorded: April 11, 1943
Book 66, Page 426
Affects: Portion of said premises
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 23, 1995
Book: 20 Page: 193-194
Instrument No.: 578637
Matters shown:
 - a) Location of fencelines in relation to boundary lines
 - b) Easements thereon
 - c) Location of and rights relating to unnamed creek
 - d) Right-of-ways located thereon
18. Well Agreement and the terms and conditions contained therein
Between: Elaine Campbell
And: Lon and Joni Campbell

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Recorded: May 30, 1995
Instrument No.: 581889

Said instrument was re-recorded on July 21, 1995, under Auditor's File No. 583319.

19. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Elaine R. Campbell
Lessee: David Rinehart
Disclosed by: Warranty Deed
Recorded: July 1, 1998
Instrument No.: 199807010021
Affects: Tract 2
20. The effect if any of boundary line agreement dated July 20, 1965, entered into by and between Eugene Bray, Helen M. Bray and Barbara Lienhard, recorded by F. Steven Lathrop, Attorney at Law, on January 21, 1999, under Auditor's File No. 199901210050.
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: John A. Fischer and Jeanne R. Fischer, husband and wife, Don Blake and Sharon Blake, husband and wife, and Kerry T. Petre and Marcia L. Petre, husband and wife, their heirs, successors and assigns
Purpose: Irrigation
Recorded: April 28, 1999
Instrument No.: 199904280042
Affects: Portion of Tract 3
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A sixteen and one half (16 1/2) foot wide easement
Recorded: May 16, 2008
Instrument No.: 200805160046
Affects: Portion of said premises and other land
23. Agreement and the terms and conditions contained therein
Between: Cascade Irrigation District, a municipal corporation
And: Don Rinehart
Purpose: Irrigation Facility Installation Agreement for Exempt Segregations
Recorded: December 16, 2010
Instrument No.: 201012160013
Affects: Tract 3
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 20, 2010
Book: 37 of Surveys Page: 89 through 91
Instrument No.: 201012200027
Matters shown:
 - a) Easements thereon
 - b) Location of fencelines in relation to boundaries
 - c) Notes thereon
25. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: United States of America, acting by and through the United States Department of Agriculture
Secured Party: Donald C. Rinehart
Recorded: June 8, 2011
Instrument No.: 201106080038

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Affects: Tract 3, Parcel 1

A change to the above Financing Statement was filed:

Recorded: April 21, 2016

Instrument No.: 201604210025

Nature of Change: Continuation

26. Two Party Shared Well Water Users Agreement and the terms and conditions contained therein
Between: Don Rinehart and Julia Rinehart, their heirs, successors and assigns
Recorded: March 29, 2012
Instrument No.: 201203290003
Affects: Tract 3, Parcel 12 and other land

27. An easement including the terms and provisions thereof, affecting the portion of said premises
and for the purposes stated therein as set forth in instrument:
Granted To: John Jr. and Priscilla Brown
Recorded: June 5, 2012
Instrument No.: 201206050025

NOTE: This easement appears to affect the subject property. However, the legal description
contained in said Easement may be in error.

28. Road Maintenance Agreement and Easement and the terms and conditions contained therein
Between: Donald C. Rinehart, a single man
And: Julia A. Rinehart, a single woman and Donald C. Rinehart, a single man
Recorded: July 3, 2012
Instrument No.: 201207030011
Affects: Tract 3, Parcel 12 and other land

29. Intentionally deleted.

30. Intentionally deleted.

31. Intentionally Deleted.

32. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and
other amounts secured thereunder, if any:
Amount \$315,000.00
Mortgagor: Donald C. Rinehart, a single person
Mortgagee: Bank of the West
Recorded: December 16, 2016
Instrument No.: 201612160042
Affects: Tract 1

33. Assignment of Rents, including the terms and provisions thereof,
Grantor: Donald C. Rinehart, a single person
Lender: Bank of the West
Recorded: December 16, 2016
Instrument No.: 201612160043

34. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: January 21, 2022
Book: 44 Page: 129 through 131
Instrument No.: 202201210005
Matters shown:
a) Fencelines in relation to boundaries
b) Olsen Ditch right of way
c) Notes thereon

35. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or
former bed of the Reecer Creek, if it is navigable.

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36. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of the unnamed creeks or streams, if it is navigable.
37. Any question of location, boundary or area related to the unnamed creeks or streams, including, but not limited to, any past or future changes in it.
38. Any question of location, boundary or area related to the Reecer Creek, including, but not limited to, any past or future changes in it.
39. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

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.

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: PTn NE & SE Section 20, and Ptns NW & SW Section 21, all in Township 18N, Range 18E, W.M.; togw Ptn Parcel B & Ptn Parcel C Survey 20/193; and togw Parcels 1-15 and 17, Survey 37/89.

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. 676813AM

TRACT 1:

That portion of the East Half of the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter of Section 20, and the West Half of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter of Section 21; all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the County Road and South and West of the Southwesterly boundary line of the right of way of the Ellensburg Water Company Canal,

EXCEPT:

- 1) A strip of land 100 feet in width extending over and across a portion of said premises as conveyed by C. Eidal and Sadie M. Eidal, his wife, to the Chicago, Milwaukee and St. Paul Railway Company of Washington, a Corporation, by deed dated February 6, 1907, recorded in Book 14 of Deeds, page 483;
- 2) A strip of land 100 feet in width extending over and across a portion of the said premises as conveyed by Sarah M. Wold and Peter A. Wold, her husband to the Chicago, Milwaukee and St. Paul Railway Company of Washington, a Corporation, by deed dated February 27, 1907, recorded in Book 14 of Deeds, page 568;
- 3) A triangular shaped tract of land in the Southeast Quarter of the Northeast Quarter of said Section 20, as conveyed by C.O. Eidal and Sadie M. Eidal, husband and wife, to the Chicago, Milwaukee and Puget Sound Railway Company, a Corporation, by deed dated July 25, 1911, recorded in Book 23 of Deeds, page 154, wherein said grantors also relinquished their right to two certain siphons or water conduits then established adjacent to their land; reference to record of said deed is hereby made for a further description of said tract and for further particulars;
- 4) All that portion of the Northwest Quarter of the Southwest Quarter of said Section 21 that lies North and East of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and South and East of the right of way of the Olson Ditch, as conveyed by C.O. Eidal and S.M. Eidal, husband and wife, to Fred Wippel, by deed dated November 27, 1925, recorded in Book 66 of Deeds, page 132.
- 5) That portion of the East Half of the Northeast Quarter of Section 20 conveyed to the State of Washington for highway purposes by deed recorded April 12, 1978, under Auditor's file No. 421587.
- 6) That portion of the Northeast Quarter of the Southeast Quarter of Section 20 and that portion of the Northwest Quarter of the Southwest Quarter of Section 21 conveyed to Pat Walton and Ellen Newman, husband and wife by deed recorded April 10, 2012 under Auditor's File No. 201204100026.
- 7) That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the County Road and South and West of the Southwesterly boundary line of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.);

EXCEPTING FROM NO. 7 ABOVE:

- 1) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, and that portion of the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Subdivision Guarantee Policy Number: 72156-48694464

Beginning at the Southeast corner of said Section 20, thence North 00°38'31" East, along the East boundary of said Section 20, 1809.09 feet to the Northerly right of way of the county road (Dry Creek Road); thence North 40°17'48" West, along said Northerly right of way, 9.97 feet to a point approximately 10 feet North of the center of Olsen Ditch and the true point of beginning for said described parcel; thence on a line approximately 10 feet North of and parallel to said center of Olsen Ditch the following two courses: North 75°20'36" East, 460.19 feet; and North 81°43'51" East, 97.47 feet to the Southerly boundary of the John Wayne Trail (Former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence North 51°21'07" West, along said Southerly boundary of the John Wayne Trail, 343.86 feet; thence South 38°38'53" West, 60.00 feet to a point 60.00 feet South, perpendicular measure, of said Southerly boundary of the John Wayne Trail; thence North 51°21'07" West, 60.00 feet South of and parallel to said Southerly boundary of the John Wayne Trail, 243.71 feet; thence South 49°42'12" West, 325.95 feet to the Northerly right of way said county road; thence South 40°17'48" East, along said Northerly right of way, 314.34 feet to the true point of beginning and end of said described parcel.

2) That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southwest corner of said Section 21, thence North 00°38'31" East, along the West boundary of said Section 21, 1809.09 feet to the Northerly right of way of the county road (Dry Creek Road); thence North 40°17'48" West, along said Northerly right of way, 9.97 feet to a point approximately 10 feet North of the center of Olsen Ditch; thence on a line approximately 10 feet North of and parallel to said center of Olsen Ditch the following two courses: North 75°20'36" East, 460.19 feet; and North 81°43'51" East, 97.47 feet to the Southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence North 51°21'07" West, along said Southerly boundary of the John Wayne Trail, 343.86 feet to the true point of beginning for said described parcel; thence South 38°38'53" West, 60.00 feet to a point 60.00 feet South, perpendicular measure, of said Southerly boundary of the John Wayne Trail; thence North 51°21'07" West, 60.00 feet South of and parallel to said Southerly boundary of the John Wayne Trail, 243.71 feet; thence South 49°42'12" West, 44.65 feet to the said West boundary of Section 21; thence North 00°38'31" East, along said West boundary, 131.76 feet to said Southerly boundary of the John Wayne Trail; thence South 51°21'07" East, along said Southerly boundary, 333.40 feet to the true point of beginning and end of said described parcel.

8) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, that lies North and East of the Northeasterly boundary line of the County Road and South of the following described line:

Beginning at the Southeast corner of said Section 20, thence North 00°38'31" East, along the East boundary of said Section 20, 1809.09 feet to the Northerly right of way of the county road (Dry Creek Road); thence North 40°17'48" West, along said Northerly right of way, 9.97 feet to a point approximately 10 feet North of the center of Olsen Ditch and the true point of beginning for said described line; thence North 75°20'36" East, 6.77 feet to the East boundary of said Section 20 and the end of said described line.

TRACT 2:

Parcel B of that certain Survey as recorded January 23, 1995, in Book 20 of Surveys, pages 193 and 194, under Auditor's File No. 578637, records of Kittitas County, Washington; being a portion of the Subdivision Guarantee Policy Number: 72156-48694464

Northwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT that portion of said Parcel B lying West and North of a line described as follows:

Beginning at the Northwest corner of said Parcel B; thence South 88°44'40" East, along the North boundary of said Parcel B, 417.03 feet to an existing fence that bears South 03°19'53" West and the true point of beginning for said described line; thence South 03°19'53" West, along said fence and fence extended, 349.05 feet; thence North 88°44'40" West, 468.52 feet to a point on the West boundary of said Parcel B and the end of said described line;

AND

Parcel C of that certain Survey as recorded January 23, 1995, in Book 20 of Surveys, pages 193 through 194, under Auditor's File No. 578637, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT that portion of said Parcel C lying northerly of a line described as follows:

Beginning at the Northwest corner of said Parcel C; thence along the West boundary of said Parcel C, the following two courses: South 05°21'00" West, 103.82 feet; and South 03°57'59" East, 286.67 feet to the true point of beginning for said described line; thence North 88°54'36" East, 103.91 feet; thence South 85°02'16" East, 103.91 feet; thence South 78°59'09" East, 103.91 feet; thence South 72°56'02" East, 103.90 feet to a point on the East boundary of said Parcel C and the end of said described line.

TRACT 3:

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 of that certain Survey as recorded December 20, 2010, in Book 37 of Surveys, pages 89 through 91, under Auditor's File No. 201012200027, records of Kittitas County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 20 and a portion of the Northwest Quarter and of the Southwest Quarter of Section 21, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

