

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474195

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: June 12, 2024

Issued by:

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

Laura Woodiwiss

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

Subdivision Guarantee Policy Number: 72156-48474195

SUBDIVISION GUARANTEE

Order No.: 640801AM
Guarantee No.: 72156-48474195
Dated: June 12, 2024

Liability: \$1,000.00
Fee: \$210.00
Tax: \$17.64

Your Reference: Flying A Land

Assured: Pat Deneen

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:

Flying A Land, LLC, a Washington limited liability company, as to Tracts A, B, C, D, E (Lots A and D), F, G, I and J

Marcia Leigh Pace, Trustee of the William D. Schmidt Disclaimer Trust created under the Last Will and Testament of William D. Schmidt, as to Tract E, Lots B and C

Robert V. Miller and Mildred C. Miller, husband and wife, as to Tract H, Lot B-1

Leland Anthony Beedle, an unmarried man, as to Tract H, Lot B-2

Schmidt House L.L.C., a Washington limited liability company, as to Tract H, Lot B-3

END OF SCHEDULE A

(SCHEDULE B)

Order No: 640801AM
Policy No: 72156-48474195

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: \$88.46
Tax ID #: 954188 (Tract A, Lot 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$44.23
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$44.23
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 954189 (Tract A, Lot 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 954190 (Tract A, Lot 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 954191 (Tract A, Lot 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956816 (Tract B, Lot A)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956817 (Tract B, Lot B)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956818 (Tract B, Lot C)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956819 (Tract B, Lot D)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956820 (Tract B, Lot E)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.52
Tax ID #: 956821 (Tract B, Lot F)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.76
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.76
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$81.56
Tax ID #: 956822 (Tract C, Lot 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$40.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$40.78
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956823 (Tract C, Lot 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956824 (Tract C, Lot 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956825 (Tract C, Lot 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956826 (Tract C, Lot 5)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956827 (Tract C, Lot 6)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956828 (Tract C, Lot 7)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$67.60
Tax ID #: 956829 (Tract C, Lot 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$33.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$72.87
Tax ID #: 954195 (Tract D, Portion of Lot A)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.44
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$36.43
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$11.16
Tax ID #: 954202 (Tract D, Portion of Lot A)
Taxing Entity: Kittitas County Treasurer
First Installment: \$11.16
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$72.95
Tax ID #: 954196 (Tract D, Portion of Lot B)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.48
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$36.47
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$10.28
Tax ID #: 954203 (Tract D, Portion of Lot B)
Taxing Entity: Kittitas County Treasurer
First Installment: \$10.28
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$73.40
Tax ID #: 954197 (Tract D, Portion of Lot C)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.70
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$36.70
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$5.00
Tax ID #: 954204 (Tract D, Portion of Lot C)
Taxing Entity: Kittitas County Treasurer
First Installment: \$5.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$74.02
Tax ID #: 954198 (Tract D, Lot D)
Taxing Entity: Kittitas County Treasurer
First Installment: \$37.01
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$37.01
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$73.67
Tax ID #: 954199 (Tract D, Lot E)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.84
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$36.83
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$73.76
Tax ID #: 954200 (Tract D, Lot F)
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.88
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$36.88
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$640.12
Tax ID #: 954201 (Tract D, Lot G)
Taxing Entity: Kittitas County Treasurer
First Installment: \$320.06
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$320.06
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.60
Tax ID #: 954480 (Tract E, Lot A)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.30
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$90.01
Tax ID #: 954481 (Tract E, Lot B)
Taxing Entity: Kittitas County Treasurer
First Installment: \$45.01
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$45.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$6,485.31
Tax ID #: 954482 (Tract E, Lot C)
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,242.66
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$3,242.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.60
Tax ID #: 954483 (Tract E, Lot D)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.30
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$880.21
Tax ID #: 958408 (Tract F)
Taxing Entity: Kittitas County Treasurer
First Installment: \$440.11
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$440.10
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.60
Tax ID #: 962340 (Tract G, Lot A)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.30
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.60
Tax ID #: 962341 (Tract G, Lot B)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.30
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.60
Tax ID #: 962342 (Tract G, Lot C)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.30
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.51
Tax ID #: 962343 (Tract G, Lot D)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.25
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.51
Tax ID #: 962344 (Tract G, Lot E)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.25
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$62.60
Tax ID #: 962345 (Tract G, Lot F)
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.30
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$26.92
Tax ID #: 962346 (Tract G, Lot G)
Taxing Entity: Kittitas County Treasurer
First Installment: \$26.92
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$4,822.32
Tax ID #: 12300 (Tract H, Lot B-1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,411.16
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,411.16
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$5,268.21
Tax ID #: 12301 (Tract H, Lot B-2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,634.11
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,634.10
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$6,458.89
Tax ID #: 12302 (Tract H, Lot B-3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,229.45
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$3,229.44
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$467.55
Tax ID #: 12133 (Tract I)
Taxing Entity: Kittitas County Treasurer
First Installment: \$233.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$233.77
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$273.60
Tax ID #: 094834 (Tract J)
Taxing Entity: Kittitas County Treasurer
First Installment: \$136.80
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$136.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024

7. 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.

8. 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.
9. Liens, levies and assessments of the Mission View Well Users Association.
10. Liens, levies and assessments of the Aztec Estates Group B Well Water Users Agreement recorded November 1, 2013, under Auditor's File No. [201311010007](#).
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: D. Kinkade and wife
Purpose: Irrigating ditch
Recorded: July 2, 1888
Volume [C. Page 508](#)
Affects: Tract F
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Cascade Canal Company, a corporation
Purpose: 50 foot right of way with a right of ingress and egress
Recorded: December 17, 1904
Instrument No.: [12041](#)
Book 9, Page 574
Affects: Tracts D, E, G, H and I
13. Waiver of damages contained in deed from Cascal Investment Company, a corporation to Kittitas Reclamation District, dated December 6, 1929 and recorded December 9, 1929 in Book 48 of Deeds, page 145, under Auditor's File No. [98429](#) as follows:
- Said grantors for themselves and for their heirs, administrator and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein, conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors and assigns, over and upon the premises herein conveyed.
- Affects: Tract A
14. The provisions contained in deed from Cascal Investment Company, a Corporation,
Recorded: April 4, 1928,
Book 49 of Deeds, Page 327
As follows: "Subject to any and all right of way and easement for maintenance and operation of drainage ditches across said lands, which are or may be established; and any and all rights of way and easements for maintenance and operation of irrigation ditches across said lands which are or may be established."
- Affects: Tract A
15. Possible unrecorded easements for domestic supply and poultry farm use relating to the transport of water as disclosed by instrument:
Recorded: March 1, 1948

Recording No.: [Volume 4 of Water Rights, at page\(s\) 469](#)

Affects: Tract F

16. 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 ingress and egress across a portion of said premises
Recorded: July 7, 1978
Instrument No.: [424040](#)
Affects: Tract E and H
 17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress, egress and utilities
Recorded: May 22, 1979
Instrument No.: [432653](#)
Affects: Tract A
- Said Easement was modified on Quit Claim Deed recorded August 29, 2002, under Auditor's File No. 200208290037, where the South 500' of said Easement was extinguished.
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Whitaker II Short Plat,
Recorded: August 25, 1993
Book: D of Short Plats Pages: 58 and 59
Instrument No.: [562685](#)
Matters shown:
 - a) Location of fenceline in relation to property boundary
 - b) Note 3 which states: A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior short plat boundary and shall be divided 5 feet on each side of the interior lot lines.
 - c) Notes contained thereonAffects: Tract D
 19. Road Maintenance Agreement and the terms and conditions contained therein
Between: William D. Schmidt, Melva M. Schmidt, Bill Heath and Patty Heath
And: Mike Hauck and Jodi Hauck
Recorded: March 11, 1991, in Volume 320, page 344
Instrument No.: [537656](#)
Affects: Tract E and H
 20. 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: July 12, 1996
Instrument No.: [199607120039](#)
Affects: Tract E and H

21. 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: July 12, 1996
Instrument No.: [199607120040](#)
Affects: Tract E and H
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Schmidt Short Plat,
Recorded: June 24, 1997
Book: E of Short Plats Pages: 170 and 171
Instrument No.: [199706240018](#)
Matters shown:
a) Location of fencelines in relation to property boundaries
b) 100' radius well protection easement
c) Location of joint access and termination of 60' access easement
d) Notes contained thereon

Affects: Tract E and H
23. Waiver of damages from Laurin C. Møllergaard and Marjorie J. Møllergaard, husband and wife, contained in deed dated June 17, 1997, recorded August 15, 1997, under Auditor's File No. [199708150036](#), as follows:

"The Grantees herein and their heirs, successors and/or assigns, do hereby waive any and all future wildlife damage claims against Grantor, and do accept the risk of such damage or loss to persons or property caused by wildlife."

Affects: Tract F
24. 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, their successors and assigns
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric distribution systems together with necessary or convenient appurtenances thereto
Recorded: June 1, 1998
Instrument No.: [199806010019](#)
Affects: Tracts E, G, H, I and J
25. 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: July 16, 1998
Instrument No.: [199807160018](#)
Affects: Tract E and H
26. Road Maintenance Agreement and the terms and conditions contained therein
Between: William D. and Melva Schmidt
And: Andrew J. Schmidt
Recorded: July 16, 1998
Instrument No.: [199807160019](#)
Affects: Tract E and H
27. Declaration of Covenant/Water Users' Agreement and the terms and conditions contained therein
Executed by: William D. Schmidt and Melva M. Schmidt
Recorded: July 16, 1998
Instrument No.: [199807160020](#)

Affects: Tract E and H

The above agreement was amended and recorded on September 4, 2002 under Auditor's File No. 200209040029.

28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A non-exclusive easement for ingress and egress, together with the right to reconstruct, replace, repair, maintain and use said road
Recorded: October 22, 2007
Instrument No.: [200710220075](#)
Affects: Tracts B, C, G, I and J
29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation and maintenance
Recorded: December 21, 2007
Instrument No.: [200712210021](#)
Affects: Tracts D, E and H
30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation and maintenance
Recorded: December 21, 2007
Instrument No.: [200712210022](#)
Affects: Tracts D, E and H
31. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Alan Brown Short Plat,
Recorded: March 19, 2008
Book J of Short Plats, pages 127 and 128
Instrument No.: [200803190088](#)
Matters shown:
 - a) Easements shown thereon
 - b) Location of fence lines in relation to property boundaries
 - c) Notes contained thereon
 - d) KRD Notes contained thereon
 - e) Dedication contained thereon.

Affects: Tract A

32. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Aztec Estates Plat,
Recorded: March 21, 2008
Book: 11 of Plats Pages: 129 and 130
Instrument No.: [200803210014](#)

Matters shown:

- a) Easements shown thereon
- b) Existing farm access shown thereon
- c) Centerline of ditch shown thereon
- d) Location of structures shown thereon
- e) Notes shown thereon

Affects: Tract D

33. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Eagles Landing Short Plat,
Recorded: May 22, 2008
Book: J of Short Plats Pages: 177 and 178
Instrument No.: [200805220047](#)

Matters shown:

- a) Easements shown thereon
- b) 100' radius wellhead protection buffer
- c) Notes shown thereon

Affects: Tract E and H

34. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$100,000.00
Trustor/Grantor: Robert V. Miller and Mildred C. Miller, husband and wife
Trustee: Trustee Services Inc.
Beneficiary: Verity Credit Union
Dated: May 24, 2008
Recorded: May 29, 2008
Instrument No.: [200805290006](#)

Affects: Tract H, Lot B-1

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

35. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$50,000.00
Trustor/Grantor: Andrew John Schmidt and Michell Schmidt, who acquired title as Michell Myrel Schmidt
Trustee: Group 9, Inc.
Beneficiary: Washington Mutual Bank, a Federal Association
Dated: August 27, 2008
Recorded: September 15, 2008
Instrument No.: [200809150037](#)
Affects: Tract H, Lot B-3

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

36. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Windbent Ranch Plat,
Recorded: October 5, 2010
Book: 12 of Plats, Pages: 3 and 4
Instrument No.: [201010050029](#)
Matters shown:
a) Easements shown thereon
b) 55' radius cul-de-sac
c) Notes contained thereon
Affects: Tracts B and C
37. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by McIntyre Plat,
Recorded: October 5, 2010
Book: 12 of Plats, Pages: 5 and 6
Instrument No.: [201010050030](#)
Matters shown:
a) Easements shown thereon
b) 55' radius cul-de-sac
c) Notes contained thereon
Affects: Tracts B, C and J
38. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Game Farm Estates Cluster Plat,
Recorded: August 26, 2013
Book: 12 of Plats, Pages: 70 through 74
Instrument No.: [201308260055](#)
Matters shown:
a) Notes contained thereon
b) Dedication contained thereon
Affects: Tract F

39. Aztec Estates Group B Well Water Users Agreement and the terms and conditions contained therein
Between: William D. Schmidt
And: Property Owners
Recorded: November 1, 2013
Instrument No.: [201311010007](#)
Affects: Tract D
40. 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: November 1, 2013
Instrument No.: [201311010008](#)
Affects: Tract D
41. 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: November 1, 2013
Instrument No.: [201311010009](#)
Affects: Tract D
42. Declaration of Boundary Line and Fence Agreement, including the terms and provisions thereof,
Recorded: May 20, 2014
Instrument No.: [201405200005](#)
Between: Windbent, LLC, a WA limited liability company and Troy and Sherrie Baker, husband and wife
Affects: Tract A
43. 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:
Declarant: Laurin C. Møllergaard, Trustee of the Disclaimer Trust established under that certain Last Will and Testament of Marjorie J. Møllergaard dated August 5, 1988
Recorded: October 31, 2016
Instrument No.: [201610310028](#)
Affects: Tract F
44. Declaration of Nonexclusive Ingress, Egress, and Utility Easements, 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: Andrew J. Schmidt and Michell Schmidt, Flying A Land, LLC, a Washington limited liability company and Tiger Estates, LLC, a Washington limited liability company
Recorded: December 31, 2018
Instrument No.: [201812310076](#)
Affects: Tracts E, G and I

45. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$139,000.00
Trustor/Grantor: Leland Anthony Beedle, an unmarried man
Trustee: AmeriTitle, LLC
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Umpqua Bank
Dated: May 18, 2021
Recorded: May 20, 2021
Instrument No.: [202105200061](#)
Affects: Tract H, Lot B-2
46. 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: September 2, 2021
Instrument No.: [202109020051](#)
Affects: Tracts A, B, C, D, E, F, G, I and J
47. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Tiger Plat,
Recorded: February 18, 2022
Book: 13 of Plats Page: 213 and 214
Instrument No.: [202202180056](#)
Matters shown:
a) Easements shown thereon
b) Notes contained thereon
Affects: Tract G

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: Lots 1, 2, 3 and 4, ALAN BROWN SHORT PLAT, Book J of Short Plats, pages 127 and 128, ptn of NE Quarter of NW Quarter of Section 32, Township 18N, Range 19E, W.M.
Lots A, B, C, D, E and F, MCINTYRE PLAT, Book 12 of Plats, pages 5 and 6.
Lots 1, 2, 3, 4, 5, 6, 7 and 8, WINDBENT RANCH PLAT, Book 12 of Plats, pages 3 and 4.
Lots A, B, C, D, E, F and G, AZTEC ESTATES PLAT, Book 11 of Plats, pages 129 and 130.
Lots A, B, C and D of EAGLES LANDING SHORT PLAT, Book J of Short Plats, pages 177 and 178, ptn of NW Quarter of Section 32, Township 18N, Range 19E, W.M.
Lot 28, GAME FARM ESTATES CLUSTER PLAT, Book 12 of Plats, pages 70 through 74.
Lots A, B, C, D, E, F and G of TIGER PLAT, Book 13 of Plats, pages 213 and 214.
Lots B-1, B-2 and B-3, SCHMIDT SHORT PLAT, Book E of Short Plats, pages 170 and 171, ptn of NW Quarter of Section 32, Township 18N, Range 19E, W.M.
Ptn Parcel 4, Book 33 of Surveys, page 140, ptn Section 32, Township 18N, Range 19E, W.M.
Lot 3, Book 35 of Surveys, page 7, ptn of E Half of Section 32, and ptn of SW Quarter of Section 33, Township 18N, Range 19E, 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. 640801AM

TRACT A:

Lots 1, 2, 3 and 4, of ALAN BROWN SHORT PLAT, Kittitas County Short Plat No. SP-06-69, as recorded March 19, 2008, in Book J of Short Plats, pages 127 and 128, under Auditor's File No. 200803190088, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Lots A, B, C, D, E and F, MCINTYRE PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 5 and 6, records of said County.

TRACT C:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, WINDBENT RANCH PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 3 and 4, records of said County.

TRACT D:

Lots A, B, C, D, E, F and G, AZTEC ESTATES PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 129 and 130, records of said County.

TRACT E:

Lots A, B, C and D of EAGLES LANDING SHORT PLAT, Kittitas County Short Plat No. SP-07-33, as recorded May 22, 2008, in Book J of Short Plats, pages 177 and 178, under Auditor's File No. 200805220047, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT F:

Lot 28, GAME FARM ESTATES CLUSTER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 70 through 74, records of said County.

TRACT G:

Lots A, B, C, D, E, F and G of TIGER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 213 AND 214, records of said County.

TRACT H:

Lots B-1, B-2 and B-3, of SCHMIDT SHORT PLAT, of Kittitas County Short Plat No. SP-96-14, as recorded June 24, 1997, in Book E of Short Plats, pages 170 and 171, under Auditor's File No. 199706240018, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT I:

Parcel 4 of that certain Survey as recorded November 20, 2006, in Book 33 of Surveys, page 140, under Auditor's File No. 200611200102, records of Kittitas County, Washington; being a portion of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT:

Parcel 3 of that certain Survey as recorded April 7, 2008, in Book 35 of Surveys, page 7, under Auditor's File No. 200804070103, records of Kittitas County, Washington; being a portion of the East Half of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT J:

Lot 3 of Boundary Line Adjustment Survey as recorded April 7, 2008, in Book 35 of Surveys, page 7, under Auditor's File No. 200804070103, records of Kittitas County, Washington; being a portion of the East Half of Section 32, and a portion of the Southwest Quarter of Section 33, all in Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

