

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48153945

UPDATED 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: September 5, 2023 at 7:30 a.m.

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-48153945

UPDATED SUBDIVISION GUARANTEE

Order No.: 571072AM
Guarantee No.: 72156-48153945
Dated: September 5, 2023 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40
Extra Section Charge: \$300.00 plus \$25.20 tax

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

See attached Exhibit 'A'

Title to said real property is vested in:

Thorp Landing, LLC, a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 571072AM
Policy No: 72156-48153945

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: 2023
Tax Type: County
Total Annual Tax: \$624.38
Tax ID #: 443233
Taxing Entity: Kittitas County Treasurer
First Installment: \$312.19
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$312.19
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2023

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$34.02
Tax ID #: 493233
Taxing Entity: Kittitas County Treasurer
First Installment: \$34.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2023
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2023

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. Liens, levies and assessments of the Domestic Groundwater Agreement recorded May 23, 2022 under Auditor's File No. [202205230037](#).

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: An irrigation ditch to convey water from the canal of the West Side Irrigating Company, together with right of ingress and egress for purposes of maintenance
Recorded: June 12, 1900
[Book Z, Page 122](#)
Affects: A portion of said premises the exact width and location thereof is undisclosed

10. The provisions contained in covenants, conditions and restrictions,
Recorded: February 1, 1907,
Instrument No.: [17706](#).
As follows: "The right to protect any cuts which may be made on said land by erecting on both sides thereof, and within 150 feet from the center line of railway of the Chicago, Milwaukee and St. Paul Railway Company portable snow fences, provided that such fences shall not be erected before the 15th Day of October of each year and shall be removed on or before April 1st of the year next ensuing their erection."

Subdivision Guarantee Policy Number: 72156-48153945

11. The provisions contained in Deed, and by Decree of the Superior Court, Kittitas County, State of Washington, filed November 25, 1908 in the case of Walter C. Hayward Vs. Ruth Mason, same being case no. 3673, and decree filed November 25, 1908 in the case of Walter C. Hayward vs. Ruth Mason, same being Case No. 3672 and by decree of said court in the case of Ruth Mason vs. John A. Yearwood, et al, (same being case no. 5696) filed February 1, 1918 as modified by judgment of said court in said action, filed June 23, 1919,
Recorded: June 12, 1900,
Instrument No.: [Book Z, page 122.](#)
As follows: Right to the use of the waters of springs and right of way for ditch therefrom over and across the South Half of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Road
Recorded: October 21, 1912
Instrument No.: [33477](#)
Affects: A strip of land along the South line of said premises, the exact width of which is not disclosed of record
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Westside Irrigating Co.
Purpose: Canal of Wastside Irrigation Company and all other stated purposes
Recorded: August 8, 1913
Instrument No.: [35538](#)
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: John Newman
Purpose: Ditch and all other stated purposes
Recorded: November 1, 1913
[Book 44 of Deeds, Page 365](#)
15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
[Volume: 12 Pages: 2 and 3](#)
Matters shown:
a) Location of irrigation ditch
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 30, 2003
Book: 29 of Surveys Pages: 21 and 22
Instrument No.: [200306300070](#)
Matters shown:
a) Location of fenceline in relation to property boundary
b) Notes contained thereon
c) Easement "Q"
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Prepared by: Cruse & Associates
Recorded: May 24, 2006
Book: 32 Page: 186 and 187
Instrument No.: [200605240019](#)
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Easement "Q"
c) Notes contained thereon

18. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on May 16, 2008, under Kittitas County Auditor's File No. [200805160046](#).
In favor of: AT&T Corp. and AT&T Communications – East, Inc. (formerly AT&T Communications, Inc.)
For: The right to operate, maintain, upgrade and expand its existing cable, as well as to install new conduits and fiber or replacement technology within the easement
Affects: A strip of land sixteen and one-half feet (16 ½') in width affecting said premises and other land

Additional parcels added to said easement by Supplemental Notice filed October 19, 2009 under Auditor's File No. [200910190016](#).
19. Domestic Groundwater Agreement, including the terms and provisions thereof,
Recorded: May 23, 2022
Instrument No.: [202205230037](#)
Between: Thorp Landing, LLC, a Washington Limited Liability Company
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Thorp Landing, LLC, a Washington Limited Liability Company
Purpose: Private road for ingress and egress
Recorded: May 23, 2022
Instrument No.: [202205230038](#)
Affects: A portion of said premises

Amendment to Easement recorded August 15, 2024 under Auditor's File No. [202408150051](#).
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: May 23, 2022
Instrument No.: [202205230039](#)
22. Effect, if any, of Request for Satellite Management Services and Informational Notice to Titles on Property Served,
From: Thorp Landing, LLC
Recorded: August 3, 2022
Instrument No.: [202208030019](#)
23. 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: June 28, 2024
Instrument No.: [202406280036](#)
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 19, 2024
Book: 46 Page: 110 through 112
Instrument No.: [202407190016](#)
Matters shown:
a) Easements thereon
b) Other right of ways shown thereon
c) Notes thereon

25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utilities
Recorded: August 27, 2024
Instrument No.: [202408270004](#)

END OF EXCEPTIONS

Notes:

- a. 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.
- b. 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 Quarter of the SE Quarter, ptn S Half of the SE Quarter, ptn NE Quarter of the SW Quarter, ptn NW Quarter of the SE Quarter, all in Section 11, Township 18N, Range 17E, 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. 571072AM

Tract A:

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the center of the Southeast Quarter of said Section; and running Thence North 684.0 feet of the West line of the Northeast Quarter of the Southeast Quarter of said Section;
Thence South 89°57' East, 80.0 feet;
Thence South 38°06' East, 545.6 feet;
Thence South 0°30' East, 260.8 feet to the South line of said Northeast Quarter of the Southeast Quarter; and
Thence North 89°06' West, 420.0 feet to the point of beginning;

AND

That portion of the South Half of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., Kittitas County, State of Washington, which lies North and East of the North and East boundary line of the former right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;

EXCEPT

1. That portion of said parcels of land lying North and Northeasterly of a line described as follows:

Beginning at a railroad spike at the Southeast corner of said Section 11, which is South 00°00'00" West, a distance of 2,667.17 feet from a 5/8 inch steel pin at the East Quarter corner of said Section 11;
Thence North 00°00'00" East, on the East line of said Section 11, a distance of 1,233.00 feet to a point;
Thence North 88°49'38" West, a distance of 2,296.00 feet, more or less, to the West right of way boundary line of the county road known as Thorp Highway;
Thence South 00°19'38" West on said road West boundary line a distance of 544.73 feet to a point on the centerline of an irrigation ditch and the true point of beginning of said line;
Thence on the centerline of said irrigation ditch the following courses and distances;

Subdivision Guarantee Policy Number: 72156-48153945

South 87°24'43" West, a distance of 514.18 feet to a point;
North 58°07'21" West, a distance of 164.70 feet to a point;
North 26°42'53" West, a distance of 337.83 feet to a point;
North 15°12'28" West, a distance of 300.55 feet to a 5/8 inch steel pin;
Thence North 35°43'18" West, a distance of 724.92 feet to a 5/8 inch steel pin and the terminus of said line;
2. A tract of land beginning at the Southeast corner of said Section; and running
Thence West 201 feet on the South line of said Section;
Thence North 377 feet perpendicularly from said South line;
Thence East 201 feet in a line parallel with said South line to the East line of said Section;
Thence South 377 feet to the point of beginning;
3. Right of way of Thorp Highway along the East line of said premises.
4. Parcels 6 and 7 of that certain Survey as recorded June 30, 2003, in [Book 29 of Surveys, pages 21 and 22](#), under Auditor's File No. 200306300070, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.
5. Parcels 1, 2, 3, 4 and 5 of that certain Survey as recorded May 24, 2006, in [Book 32 of Surveys, pages 186 and 187](#), under Auditor's File No. 200605240019, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract B:

That portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 11, Township 18 North, Range 17 East, W.M., Kittitas County, State of Washington, which lies North and East of the Northeast boundary line of the former right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;

EXCEPT

1. The right of way of county road, known as Goodwin Road, along the North boundary thereof; and
2. That portion, thereof, described as follows:
Beginning at a 5/8 inch steel pin at the East Quarter corner of said Section 11, which is North 00°00'00" East, a distance of 2,667.17 feet from a railroad spike at the Southeast corner of said Section 11;
Thence North 89°19'11" West, a distance of 1,329.81 feet to a 5/8 inch steel pin at a point of centerline intersection of a county road known as Goodwin Road, which point is the approximate center East one-sixteenth corner of said

Section 11;

Thence South 00°17'19" West, a distance of 20.00 feet to a 5/8 inch steel pin on the South right of way boundary line of said county road and the true point of beginning;

Thence South 00°17'19" West, a distance of 187.00 feet to a 5/8 inch steel pin;

Thence North 89°19'11" West, parallel with the South right of way boundary line of said county road a distance of 820.19 feet to a 5/8 inch steel pin;

Thence North 73°03'37" West, a distance of 164.29 feet to a 5/8 inch steel pin;

Thence North 00°27'51" West, a distance of 131.02 feet to a 5/8 inch steel pin;

Thence continuing North 00°27'51" West, a distance of 10.00 feet to a point on the South right of way boundary line of said county road;

Thence South 89°19'11" East on said road South boundary line a distance of 979.45 feet to the true point of beginning.

Thorp Landing



Date: 9/7/2023

1 inch equals 752 feet

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

