

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48474188

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 12th, 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:

Agnes M. L.

President



ATTEST

Tom C. J.

Secretary

Subdivision Guarantee Policy Number: 72156-48474188

SUBDIVISION GUARANTEE

Order No.: 630896AM
Guarantee No.: 72156-48474188
Dated: June 12, 2024

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.40

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:

Springtree Ranch, LLC a Washington limited liability company as to Tract 1 and
Patrick Gerald Deneen and Elleanor Georgia Natalie Deneen, husband and wife as to Tract 2 and
The unnamed trustees of Fowler Creek Trust, and James K. Schuler, a married man
presumptively subject to the community interest of his spouse, each as to an indeterminate
interest as to Tract 3

END OF SCHEDULE A

(SCHEDULE B)

Order No: 630896AM
Policy No: 72156-48474188

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: \$6,313.57
Tax ID #: 376334
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,156.79
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$3,156.79
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Affects: Tract 1

Tax Year: 2024
Tax Type: County
Subdivision Guarantee Policy Number: 72156-48474188

Total Annual Tax: \$4,451.79
Tax ID #: 386334
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,225.90
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,225.90
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2024
Affects Tract 2

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$5,744.36
Tax ID #: 396334
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,872.18
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,872.18
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Affects Tract 3

7. Water Metering assessment for the year 2024, which becomes delinquent after October 31, 2024, if not paid.
Amount : \$180.00 (Paid)
Parcel No. : 386334
Affects: Tracts 2

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. 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.

10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from O.W. Sinclair.
Recorded: December 9, 1910
Instrument No.: [28503](#)
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
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: John Ashle
Recorded: July 19, 1918
Instrument No.: [49219](#)

Book 32 of Deeds, Page 387

As follows: "A strip of land of the width of 10 feet, being 5 feet in width on each side of the center line of the pipe line of the grantee as same is now surveyed, located and to be constructed across the East Half of the Southwest Quarter (of said Section): PROVIDED, however, that said water pipe shall be buried in the ground not less than 3 feet below the surface; also the pipe line right of way shall not be fenced and the owners of the abutting property shall have the right of cultivating and crossing same, and to maintain irrigation and drainage ditches across said strip of land, subject to the right of the grantee to maintain, operate and renew his pipe line."

12. The provisions contained in deed,
Recorded: April 12, 1928,
Instrument No.: [90010](#)

As follows: "In building said canals, the grantee, with the consent of the grantor, has constructed, or will construct cuts and fills for the purpose of maintaining and protecting the banks of said canals, the slopes of which cuts and fills at certain places extend outside the boundaries of the right of way herein conveyed and on to the adjoining property of the grantor, and the grantor hereby permits the grantee to maintain and repair such slopes as are now constructed or will be constructed in building said canals on the property of the grantor and waives all claim for damages by reason of the construction and maintenance thereof. The grantor also grants the grantee the right to construct and maintain an operation and maintenance roadway, where required, along, outside of, and adjacent to the toe of the bank or slope." .

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: The Pacific Telephone and Telegraph Company, its successors and assigns
Purpose: A right of way easement to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, and surface testing terminals, repeaters, repeater housings and markers, poles and other appurtenances, upon over and under a strip of land thirty feet wide.
Recorded: March 3, 1948
Instrument No.: [199655](#)
Volume 77, Page 604

Affects: That portion of the Southwest Quarter of said Section 27, lying South of the County Road, exact location of said easement is not disclosed in said document.

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: The Pacific Telephone and Telegraph Company, a corporation
Purpose: An underground cable
Recorded: May 28, 1949 and December 1, 1949, in [Volume 82 of Deeds, Page 114](#) and [Volume 83 of Deeds, Page 374](#)

Affects: A strip of land 30 feet in width affecting a portion of the West Half of the Southeast Quarter of said Section 27

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: H. C. Wallick and Laverne Wallick, husband and wife
Purpose: Water ditch for the purpose of carrying irrigation and stock water to other property owned by the parties hereto located North of said County Road
Recorded: May 15, 1981
Instrument No.: [452080](#)

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Septic tank and drain field
Recorded: May 15, 1981
Instrument No.: [452080](#)
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Existing water pipeline from a spring located in the Southeast Quarter of the Southwest Quarter of said Section 27
Recorded: May 18, 1981
Instrument No.: [452081](#)
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Carrying water in ditches or pipes
Recorded: August 27, 1981
Instrument No.: [453934](#)
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Water ditch and/or pipe
Recorded: August 27, 1981
Instrument No.: [453934](#)
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Pipeline easements
Recorded: February 28, 1983
Instrument No.: [467853](#)
21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by [Lone Pine Short Plat](#),
Recorded: September 16, 1998
Book: E of Surveys Pages: 248 and 249
Matters shown:
 - a.) Dedication thereon
 - b.) 20 foot irrigation easement along East boundary of Lots 1, 2 and 4
 - c.) 30' telephone easement on Lot 1
 - d.) Location of fenceline in relation to property boundary lines of Lots 1, 2 and 4
 - e.) Notes contained thereon
 - f.) 30' irrigation easement on Lot 4
 - g.) Location of ditch on Lot 4
 - h.) Note 2 which states: "Public utility easement 10 feet in width is reserved along all lot lines, the 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation."
22. Road Maintenance Agreement and Easement Agreements and the terms and conditions contained therein
Between: James R. Alves and Evelyn J. Alves, husband and wife; and Stephen J. Fankhauser and Brook-Lyn A. Fankhauser, husband and wife
Recorded: June 25, 1998
Instrument No.: [199806250035](#)
23. Covenants, Conditions, Restrictions and Easements of Lone Pine Short Plat 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 4, 1999

Instrument No.: [199905040019](#)

24. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions contained therein
Between: Springtree Ranch, LLC
And: The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department
Recorded: October 14, 2019
Instrument No.: [201910140026](#)
25. Two Party Shared Well Water Users Agreement and the terms and conditions contained therein
Between: Parcel # 376334
And: Parcel # 386334
Recorded: October 14, 2019
Instrument No.: [201910140027](#)
26. 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.
Purpose: Utility Systems
Recorded: November 19, 2019
Instrument No.: [201911190008](#)
Affects: Portion of said premises
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Springtree Ranch, LLC, and Fowler Creek Trust
Purpose: Access and utilities
Recorded: November 23, 2020
Instrument No.: [202011230072](#)
Affects: Portion of said premises and other land
28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: James K. Schuler, a married man as his separate estate
Recorded: October 11, 2019
Instrument No.: [201910110054](#)
Affects: A forty foot wide strip running parallel and adjacent to the Westerly boundary of said Tract 1
29. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$336,132.00
Trustor/Grantor: Springtree Ranch, LLC, a Washington Limited Liability Company
Trustee: AmeriTitle
Beneficiary: James K. Schuler, a married man, as his separate estate
Dated: October 10, 2019
Recorded: October 11, 2019
Instrument No.: [201910110055](#)
30. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$510,400.00

Trustor/Grantor: Eleanor Georgia Natalie Deneen and Patrick Gerald Deneen, wife and husband
Trustee: Scott R. Valby
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for
Cornerstone Home Lending, Inc.
Dated: November 24, 2020
Recorded: November 30, 2020
Instrument No.: [202011300080](#)

31. Any right, title and interest, if any, of Fowler Creek Trust,
As disclosed by: Final Judgment and Revised Legal Descriptions
Recorded: October 30, 2007
Instrument No.: [200710300008](#)
As to Tract 2, Parcel 2

We do not find a deed from Fowler Creek Trust conveying this property.

32. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.
33. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Little Creek, if it is navigable.
34. Any question of location, boundary or area related to the Little Creek, including, but not limited to, any past or future changes in it.
35. 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 W Half of the SE Quarter, Section 27, Township 20 N, Range 14 E, W.M., and ptns Lots 1, 2 and 4 of LONE PINE SP-98-08, Bk E/pgs 248-249.

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. 630896AM

Tract 1:

That portion of the West Half of the Southeast Quarter of Section 27, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, as described as follows:

Beginning at the Southwest corner of said Southeast Quarter;
Thence 1883.67 feet, North 1°28'20" West to the true point of beginning;
Thence 356.84 feet, South 73°38'58" East;
Thence 135.30 feet, South 26°13'2" West;
Thence 270.91 feet, South 1°28'20" East;
Thence 276.85 feet, South 88°14'4" West;
Thence 501.35 feet, North 1°28'20" West to the true point of beginning.

And that portion of Lot 1 of the LONE PINE SHORT PLAT SP-98-08 recorded in Book E of Short Plats, pages 248 and 249, under Auditor's File Number 199809160015, records of Kittitas County, State of Washington described as follows:

Beginning at the Northeast corner of said Lot 1 which is the true point of beginning of said line;
Thence South 01°28'20" East along the East boundary line of said lot, 381.15 feet;
Thence North 73°43'20" West along the South boundary line of said lot, 10.93 feet;
Thence North 01°45'58" West to the North boundary line of said lot, 381.79 feet;
Thence Southeasterly along the North boundary of said lot, 12.99 feet to the true point of beginning and terminus of said line.

And The North 119.56 feet of that portion of Lot 2 of the LONE PINE SHORT PLAT SP-98-08 recorded in Book E of Short Plats, pages 248 and 249, under Auditor's File No. 199809160015, records of Kittitas County, State of Washington described as follows:

Beginning at the Northeast corner of said Lot 2 which is the true point of beginning of said line;
Thence South 01°28'20" East along the East boundary line of said lot, 298.16 feet;
Thence North 73°43'20" West along the South boundary line of said lot, 9.32 feet;
Thence North 01°45'58" West to the North boundary line of said lot, 298.65 feet;
Thence South 73°43'20" East along the North boundary of said lot, 10.93 feet to the true point of beginning and terminus of said line.

All situated in Section 27, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

Tract 2:

Parcel 1:

That portion of the West Half of the Southeast Quarter of Section 27, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, as described as follows:

Beginning at the Southwest corner of said Southeast Quarter;

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Thence 1382.32 feet, North 1°28'20" West to the true point of beginning;
Thence 276.85 feet, North 88°14'4" East;
Thence 68.60 feet, South 1°28'20" East;
Thence 98.00 feet, North 88°31'40" East;
Thence 168.00 feet, South 1°28'20" East;
Thence 47.02 feet, South 83°17'48" East;
Thence 48.40 feet, South 70°2'7" East;
Thence 64.19 feet, South 75°4'58" East;
Thence 38.62 feet, South 67°24'1" East;
Thence 408.88 feet, South 32°34'34" West;
Thence 360.80 feet, North 51°1'0" West;
Thence 787.77 feet, South 1°28'20" East;
Thence 72.28 feet, North 57°19'24" West;
Thence 1145.30 feet, North 1°28'20" West to the true point of beginning

AND

The South 179.09' of that portion of Lot 2 of the Lone Pine Short Plat SP-98-08 recorded in Book E of Short Plats, pages 248 and 249, under Auditor's File No. 199809160015, records of Kittitas County, State of Washington described as follows:

Beginning at the Northeast corner of said Lot 2 which is the true point of beginning of said line; thence South 01°28'20" East along the East boundary line of said Lot, 298.16 feet; thence North 73°43'20" West along the South boundary line of said lot, 9.32 feet, thence North 01°45'58" West to the North boundary line of said lot, 298.65 feet; thence South 73°43'20" East along the North boundary of said Lot, 10.93 feet to the true point of beginning and terminus of said line.

AND

That portion of Lot 4 of the Lone Pine Short Plat SP-98-08 recorded in Book E of Short Plats, pages 248 and 249, under Auditor's File No. 199809160015, records of Kittitas County, State of Washington described as follows:

Beginning at the Northeast corner of said Lot 4 which is the true point of beginning of said line; thence South 01°28'30" East along the East boundary line of said Lot, 95.79 feet; thence South 86°48'20" West, 8.37 feet; thence North 01°45'58" West to the North boundary line of said Lot, 98.88 feet; thence South 73°43'20" East along the North boundary of said Lot, 9.32 feet to the true point of beginning and terminus of said line.

Parcel 2:

That portion of Lot 4 of the Lone Pine Short Plat SP-98-08 recorded in Book E of Short Plats, pages 248 and 249, under Auditor's File No. 199809160015, records of Kittitas County, State of Washington described as follows:

Beginning at the Northeast corner of said Lot 4; thence South 01°28'20" East along the East boundary line of said Lot, 95.79 feet to the true point of beginning of said line; thence continuing South 01°28'20" East along said boundary line 348.71 feet; thence South 69°11'46" West along the South boundary line of said lot, 6.96 feet; thence North 01°45'58" West, 350.77 feet; thence North 86°48'20" East, 8.37 feet to

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the true point of beginning and terminus of said line.

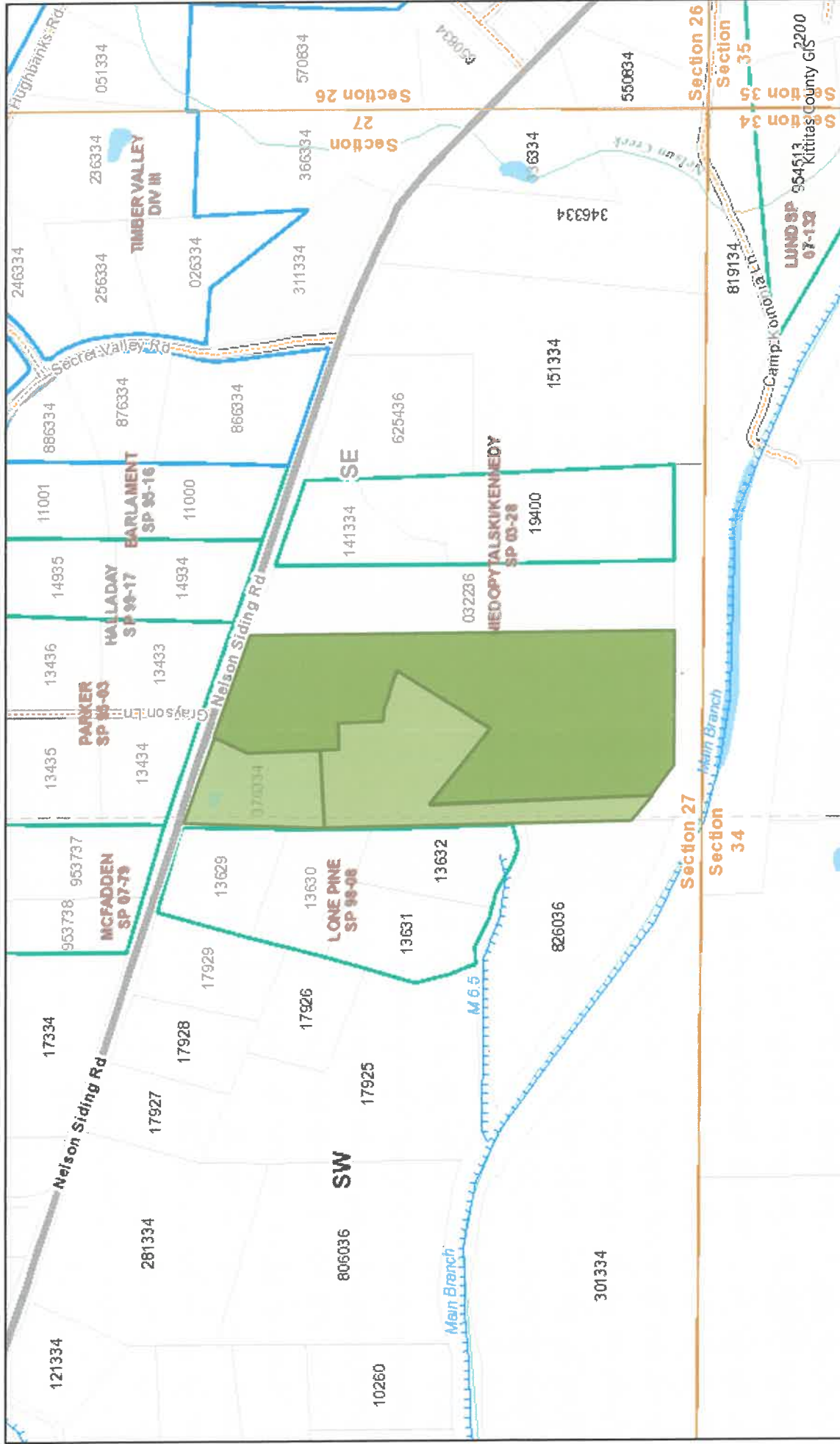
All situated in Section 27, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

Tract 3:

That portion of the West Half of the Southeast Quarter of Section 27, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, as described as follows:

Beginning at the Southwest corner of said Southeast Quarter;
Thence 1883.67 feet, North 1°28'20" West;
Thence 356.84 feet, South 73°38'58" East to the true point of beginning;
Thence 135.30 feet, South 26°13'2" West;
Thence 270.91 feet, South 1°28'20" East;
Thence 68.60 feet, South 1°28'20" East;
Thence 98.00 feet, North 88°31'40" East;
Thence 168.00 feet, South 1°28'20" East;
Thence 47.02 feet, South 83°17'48" East;
Thence 48.40 feet, South 70°2'7" East;
Thence 64.19 feet, South 75°4'58" East;
Thence 38.62 feet, South 67°24'1" East;
Thence 408.88 feet, South 32°34'34" West;
Thence 360.80 feet, North 51°1'0" West;
Thence 787.77 feet, South 1°28'20" East;
Thence 170.41 feet, South 57°19'24" East;
Thence 513.27 feet, North 88°18'32" East;
Thence 1551.33 feet, North 1°28'20" West;
Thence 393.27 feet, North 73°38'58" West to the true point of beginning

Spring Tree Ranch Property



Date: 6/27/2024

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.

