

RECEIVED
JAN 26 2026

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE

Kittitas County CDS Guarantee Number 7386-2-1050048-2026.72156-23557666

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 ASSUANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 14, 2026

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Laura Woodiwiss
Authorized Signatory



By: *[Signature]* President
ATTEST *[Signature]* Secretary

SCHEDULE A

Your Reference:

Our No. 1050048
Guarantee No. 7386-2-1050048-2026.72156-23557666
Liability: \$1,000.00
Fee: \$350.00
Sales Tax: \$30.10

1. Name of Assured: Cruse & Associates
2. Date of Guarantee: 31st day of December, 2025 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, 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:

Brown Road Estates, LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1050048
Policy No: 7386-2-1050048-2026.72156-23557666

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: \$4,401.27
Tax ID #: 953835
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,200.64
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2025
Second Installment: \$2,200.63
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2025

7. Taxes, including any assessments collected therewith, for the year 2026 which are a lien not yet due and payable.
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. Agreement and the terms and conditions contained therein
Between: C.A. Statton and Addie Statton, husband and wife
And: Margaret Ellen Jones, a spinster, and Grace Jones Kimbel and Walter Kimbel, her husband
Purpose: Use of irrigation ditch
Recorded: March 6, 1940
Instrument No.: [152178](#)

10. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.
Lessor: Anderville Farms, Inc.
Lessee: D. Kirk Tracy
Recorded: August 6, 1981
Instrument No.: [454288](#)

Said Lease was assigned by instrument recorded under Auditor's File No. [461993](#).

11. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.
Lessor: Lawrence A. Anderson and L. Arlein Anderson, husband and wife, and Anderville Farms, Inc., a Washington corporation
Lessee: The Meramar Company
Recorded: October 26, 2000
Instrument No.: [200010260083](#)

Said Lease was assigned by instruments recorded under Auditor's File No's. [200206100015](#) and [200410180034](#).

12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 14, 2025
Book: 46 of Surveys Page: 246-247
Instrument No.: [202504140007](#)

Matters shown:

- a) Notes contained thereon
- b) Easements contained thereon
- c) House 7.3' into R/W
- d) Location of fence line in relation to property boundaries

13. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Recorded: October 20, 2025
Instrument No.: [202510200044](#)

14. Declaration of Covenant, including the terms and provisions thereof,
Recorded: December 30, 2025
Instrument No.: [202512300032](#)

END OF EXCEPTIONS

Notes:

- A. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel 1, Bk 46 Surveys, Pgs 246-247, ptn SE1/4 Sec 4, T17N, R18E, W.M.
- B. 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.
- C. 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).

EXHIBIT 'A'

File No. 1050048

Parcel 1 of that certain Survey recorded April 14, 2025 in Book 46 of Surveys, pages 246 and 247, under Auditor's File No. 202504140007, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 4, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Return Original Document To:
Name: Brown Road Estates, LLC
Mailing Address: 1410 W Dolarway Road, Suite 301
City/State/Zip: Ellensburg, WA 98926

12/30/2025 01:35:12 PM 202512300032
\$303.50 Page: 1 of 1
Covenants BROWN ROAD ESTATES LLC
Kittitas County Auditor

Declaration Of Covenant

I (we) the undersigned, owner(s) in a fee simple of the land described herein, hereby declare this covenant and place same on record.

I (we) the grantor(s) herein, Brown Road Estates, LLC, am (are) the owner(s) in fee of (an interest in) the following described real estate situated in Kittitas County, State of Washington, to wit:

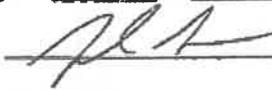
PARCEL 1A & PARCEL 1B OF THE BROWN ROAD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NUMBER SP-25-00009; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) heirs, successors and assigns will comply with the following:

1A & 1B OF THE BROWN ROAD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NUMBER SP-25-00009 parcels shall NOT be further SUB-DIVIDED while designated for AGRICULTURAL USE by the Kittitas County Comprehensive Plan.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS _____ hand this 23rd day of December, 20 25.

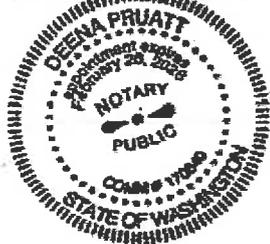
 (Seal)
Grantor(s)

State of Washington

County of Kittitas

I, the undersigned, a Notary Public in and for the above-named County and State, do hereby certify that on this 23 day of December 2025, personally appeared before me Joel Greaser, to me known to be the individual described in and who executed the within instrument and acknowledge that he/she (they) signed and sealed the same as a free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Deena Pruatt
Deena Pruatt
Ellensburg, WA
exp. 2/28/2026

11/17/2025

Brown Rel. S.P.

Workfile: SALTER.13D closed
Workfile: SALTER.13D ready for use. Room for 5000 points.
Current Directory: C:\ALICOGO
2147155968 Bytes free space available (53678899 Points).
Tue Nov 18 00:12:13 2025

FROM		ANGLE		DIST	NORTH	EAST	
=====							
PT/PT INVERSE							
***** START							
					604472.65437	1978206.09179	1
145	INV	S	89 39 45	E	320.34	604470.76740 1978526.42878	greea 2
201	INV	S	0 20 15	W	469.35	604001.42681 1978523.66411	greea 2
202	INV	N	89 39 45	W	143.71	604002.27334 1978379.95362	greea 1
139	INV	N	20 17 07	W	501.48	604472.65437 1978206.09179	greea 1
=====							

NO CLOSURE ERROR Area = 108901.94 sq ft 604472.65437 1978206.09179 14
 FROM ANGLE DIST NORTH EAST

FROM		ANGLE		DIST	NORTH	EAST	
=====							
PT/PT INVERSE							
***** START							
					604470.76740	1978526.42878	20
201	INV	S	89 39 45	E	232.02	604469.40070 1978758.44476	greea 14
146	INV	S	0 20 15	W	469.35	604000.06011 1978755.68008	greea 14
140	INV	N	89 39 45	W	232.02	604001.42681 1978523.66411	greea 20
202	INV	N	0 20 15	E	469.35	604470.76740 1978526.42878	greea 20
=====							

NO CLOSURE ERROR Area = 108898.29 sq ft 604470.76740 1978526.42878 201
 FROM ANGLE DIST NORTH EAST