

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694321

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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: July 14, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

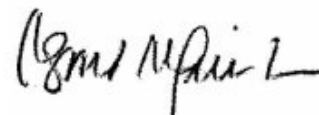
(509) 925-1477




Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 

By:

ATTEST 

President

Secretary

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

Subdivision Guarantee Policy Number: 72156-44694321

SUBDIVISION GUARANTEE

Order No.: 60116AM
Guarantee No.: 72156-44694321
Dated: July 14, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Evergreen Valley LLC and Ronald Rock LLC, Washington limited liability companies

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:

PARCEL 1:

Lots 4, 6 and 16, CLE ELUM RIVER TRAILS DIVISION NO. 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 201 through 203, records of said County.

AND

Lot 23, CLE ELUM RIVER TRAILS DIVISION NO. II, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 204 through 206, records of said County.

PARCEL 2:

The Southwest Quarter and that portion of the Southeast Quarter of the Northwest Quarter lying Southerly of the Southerly right of way line of State Highway 2 East (903) of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. The Plat of Baker's Acres, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, Pages 76, 77 and 78, records of said County;
2. The Plat of Evergreen Valley Plat, Division No. I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 51 through 53, records of said County.
3. The Plat of Evergreen Valley Plat, Division No. II, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 121, 122 and 123, records of said County;
4. The Plat of Evergreen Valley Plat, Division No. III, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 124 through 126, Records of said County.

5. The North 200 feet of the Northwest Quarter of the Southwest Quarter of said Section 12;

6. That portion of the South Half of the Northwest Quarter and that portion of the North Half of the Southwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., County of Kittitas, State of Washington, and that portion of the property described in the parcel designated as Parcel "B" of the record of survey drawing as found in Book 16 of Surveys, pages 66 and 67, as found under the Kittitas County Auditor's File Number 523717, records of Kittitas County, subject parcel being shown on the Record of Survey drawing prepared by Western Pacific Engineering, Inc., dated September 1991, and described as follows:

Beginning at the Easterly most corner of Lot 39, Baker's Acres Plat, as per plat thereof filed in Volume 5 of Plats, on pages 76, 77 and 78, as found under the Kittitas County Auditor's File No. 372709, said point also being the Northerly most corner of said Parcel "B" described in the record of survey drawing as found in Book 16 of Surveys, pages 66 and 67, as found under the Kittitas County Auditor's File Number 523717, records of Kittitas County and on the Southwest right of way boundary line of the Washington State Department of Transportation's state highway known as State Highway 903; thence Southeasterly on a 2894.80 foot radius curve concave to the Northeast an arc distance of 62.47 feet to a point that lies 60.00 feet Southeast of the Southeast boundary line of said Lot 39, the long chord of Said Curve being South 60°28'57" East a distance of 62.47 feet, said line being coincident with the Southwest right of way boundary line of said State Highway 903 and Northeast boundary line of said Parcel "B"; thence South 45°41'32" West a distance of 100.00 feet, said line being parallel with 60.00 feet Southeast of the Southeast boundary line of said Lot 39; thence South 09°21'21" West a distance of 267.40 feet; thence North 63°43'23" West a distance of 231.61 feet to the Southeast boundary line of said Lot 39 and to a Northwesterly boundary line of said Parcel "B"; thence North 45°41'32" East, coincident with the Southeast boundary line of said Lot 39 and the Northwest boundary line of said Parcel "B", a distance of 374.99 feet to the point of beginning.

7. The Plat of Cle Elum River Trails, Division I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 201 through 205, records of said County.

8. The Plat of Cle Elum River Trails Division II, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 204 through 206, records of said County.

9. The Plat of Cle Elum River Trails Division III - PUD, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 212 and 213, records of said County.

10. The Plat of Cle Elum River Trails Division IV - PUD, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 149 and 150, records of said County.

11. The Plat of Cle Elum Trails Division No. V - PUD, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 37 and 38, records of said County.

12. A portion of the Southwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, which is bounded by a line described as follows:

Beginning at the Southeasterly most corner of Lot 15 of the Cle Elum River Trails Division No. II, as recorded December 6, 2000, in Book 8 of Plats, pages 204 through 206, under Auditor's File No. 200112060035, records of Kittitas County, State of Washington, said Southeasterly most corner being the true point of beginning of said line; thence South 33° 54' 56" East, 59.42 feet; thence South 78° 05' 19" West, 118.50 feet to a point on the East boundary of Lot 3-10 of the Cle Elum River Trails Division No. III P.U.D., as recorded May 15, 2007, in Book 10 of Plats, pages 212 and 213, under Auditor's File No. 200705150059, records of said County; thence North 14° 54' 44" West along said East boundary, 15.89 feet to a point on the South boundary line of said Lot 15; thence North 56° 05' 04" East along said South boundary, 104.69 feet to the true point of beginning and the terminus of said line;

And that portion which is bounded by a line described as follows:

Beginning at the Northwest corner of Lot 5-1 of the Cle Elum River Trails Division No. V P.U.D., as recorded April 17, 2012, in Book 12 of Plats, pages 37 and 38, under Auditor's File No. 201204170008, records of Kittitas County, State of Washington, said Northwest corner being the true point of beginning of said line; thence North 85° 00' 20" East, along the North boundary of said Lot 5-1, 165.48 feet to the Northeast corner of said Lot 5-1; thence North 16° 43' 46" West, 22.01 feet; thence South 78° 05' 19" West, 162.54 feet to a point on the East boundary of Lot 3-10 of the Cle Elum River Trails Division No. III P.U.D., as recorded May 15, 2007, in Book 10 of Plats, pages 212 and 213, under Auditor's File No. 200705150059, records of said County; thence South 14° 54' 44" East along said East boundary, 2.00 feet to the true point of beginning and the terminus of said line.

Title to said real property is vested in:

Ronald Rock LLC, a Washington Limited Liability Company as to Lot 16, Cle Elum River Trails Division No. I; Evergreen Valley LLC, a Washington Limited Liability Company as to the remainder

END OF SCHEDULE A

(SCHEDULE B)

Order No: 60116AM
Policy No: 72156-44694321

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: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$274.61
Tax ID #: 20-14-12057-0004 (15601) Lot 4
Taxing Entity: Kittitas County Treasurer
First Installment: \$137.31
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$137.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

7. Tax Year: 2015
Tax Type: County

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Total Annual Tax: \$274.61
Tax ID #: 20-14-12057-0006 (15603) Lot 6
Taxing Entity: Kittitas County Treasurer
First Installment: \$137.31
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$137.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

8. Tax Year: 2015
Tax Type: County
Total Annual Tax: \$274.61
Tax ID #: 20-14-12057-0016 (15613) Lot 16
Taxing Entity: Kittitas County Treasurer
First Installment: \$137.31
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$137.31
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

9. Tax Year: 2015
Tax Type: County
Total Annual Tax: \$274.61
Tax ID #: 20-14-12058-0023 (15636) Lot 23
Taxing Entity: Kittitas County Treasurer
First Installment: \$137.31
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$137.31
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

10. Tax Year: 2015
Tax Type: County
Total Annual Tax: \$1,926.57
Tax ID #: 20-14-12030-0001 (822534)
Taxing Entity: Kittitas County Treasurer
First Installment: \$963.29
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$963.28
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

11. Liens, levies and assessments of the Evergreen Valley Divisions II, III, IV and V Owners Association.

(Note: Cle Elum River Trails Divisions I and II shall also be known as Evergreen Valley Divisions IV and V)

12. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Evergreen Valley Water System, Inc., a Washington Corporation as set forth in document recorded November 9, 2000 under Auditor's File No. 200011090007.
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: City of Roslyn, a municipal corporation
Purpose: To enter upon, dig, lay, operate, maintain, repair and renew a water pipe line 15 feet wide, together with ingress and egress
Recorded: June 13, 1910
Book 22 of Deeds, Page 121
Affects: Portion of Southwest Quarter of said section
14. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
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: Roslyn Telephone Company
Purpose: To construct, reconstruct, operate and maintain under granted lands and under all streets roads or highways abutting said lands, a telephone line or system.
Recorded: May 28, 1980
Instrument No.: 442098
Affects: That part of Section 12 along the old road between Pineloch Sun Division III and Baker's Acres
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company
Purpose: A permanent, non-exclusive easement assignable in whole or in part, over and along right of way 60 feet in width
Recorded: August 9, 1984
Instrument No.: 481279
Affects: A strip 60 feet in width over a portion of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of said Section 12.
17. 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 Power & Light Company, a Washington corporation
Purpose: Electric transmission and distribution line
Recorded: July 23, 1991

Instrument No.: 541181

Affects: Said premises and other land

18. Well and Water Usage Contract and the terms and conditions contained therein
Between: Eugene W. White and Elizabeth A. White; Lester Engelhart and Jackie Engelhart, husband and wife; and Port Quendall Development Company, a Washington corporation
Recorded: September 26, 1992
Book: 335, Page: 1244
Instrument No.: 553172
Affects: Said premises and other land
19. 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 Power & Light Company, a Washington corporation
Purpose: Underground electric transmission and/or distribution system together with all necessary or convenient appurtenances
Recorded: September 14, 1994
Instrument No.: 574976
Book 358, Page 1261
Affects: A strip of land ten (10) feet in width having five (5) feet of such width on each side of a centerline constructed or to be constructed, extended or relocated within the West half of said Section 12, together with right of access over Grantor's remaining property to enable Grantee to exercise its rights

Said easements are described as follows:

Easement No. 1: All street and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width, located within said property lying parallel with and adjoining all public and private street and road rights-of-way.

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: May 19, 1998
Instrument No.: 199805190001

Modification(s) of said covenants, conditions and restrictions

Recorded: July 17, 1998

Instrument No: 199807170005

Further modifications of said covenants, conditions and restrictions

Recorded: November 4, 1999

Instrument No.: 199911040040

Further modifications of said covenants, conditions and restrictions

Recorded: November 9, 2000

Instrument No.: 200011090007

Further modifications of said covenants, conditions and restrictions

Recorded: July 30, 2004

Instrument No.: 200407300078

Further modifications of said covenants, conditions and restrictions

Recorded: March 5, 2015

Instrument No.: 201503050001

21. Easements, reservations, notes and/or dedications as shown on the official Plats of Cle Elum River Trails Division No. I and No. II.
22. 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 Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, R&R Cable Company and other utility providers
Purpose: A utility easement
Recorded: November 9, 2000
Instrument No.: 200011090006
Affects: A strip of land thirty feet in width being centered on all of the lot lines of Cle Elum River Trails Divisions I and II and Parcel 2
23. 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: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Recorded: October 23, 2008
Instrument No.: 200810230023
Affects: Portion of Parcel 2
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
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Recorded: August 10, 2010
Instrument No.: 201008100021
Affects: Portion of Parcel 2

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: LCU, Inc., a Washington corporation
Purpose: To construct, reconstruct, maintain, and operate a LOSS or other sewage disposal system
Recorded: November 18, 2010
Instrument No.: 201011180023
Affects: Portion of Parcel 2
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: Benefited Property: Lot 10, Division IV, Cle Elum River Trails PUD
Purpose: Ingress and Egress
Recorded: June 7, 2013
Instrument No.: 201306070008
27. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Owner of Lot 2, Cle Elum River Trails Div I
Recorded: May 27, 2015
Instrument No.: 201505270006
Affects: Lot 16 and portion of Parcel 2

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

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for this property is: Ptn of SW Quarter Section 12, Township 20N, Range 14E; Lots 4, 6 and 16, Cle Elum River Trails Div I, Book 8 of Plats, pgs 201-203; Lot 23, Cle Elum River Trails Div II, Book 8 of Plats, pgs 204-206

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

Kittitas County COMPAS Map



Date: 7/23/2015

1 inch = 1,505 feet
Relative Scale 1:18,056

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.

