

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625085

## 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: February 18, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

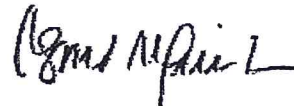
(509) 925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

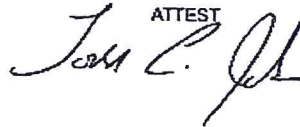
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44625085

# SUBDIVISION GUARANTEE

Order No.: 32329AM  
Guarantee No.: 72156-44625085  
Dated: February 18, 2015

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

Your Reference:

Assured: Anthony Paul Penta and Debra Ann Rolio

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:

Lot 4, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 39 through 41, records of said County.

Title to said real property is vested in:

Anthony Paul Penta and Debra Ann Rolio, husband and wife

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-44625085

(SCHEDULE B)

Order No: 32329AM  
Policy No: 72156-44625085

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: \$2,012.58  
Tax ID #: 20-14-12067-0004 (958073)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,006.29  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$1,006.29  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015

7. Liens, levies and assessments of the Roslyn Ridge Activity Center.  
Subdivision Guarantee Policy Number: 72156-44625085



8. Liens, levies and assessments of the Roslyn Ridge Resort Community Owner's Association.
9. Use fee in the amount of \$600.00 per year for use of the Roslyn Ridge Activity Center as shown in instrument recorded under Auditor's File No. 200806260016.
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.

Recorded: September 17, 1906  
Instrument No.: 16604

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: Winston Bros. Co.

Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises

Recorded: January 16, 1933

Instrument No.: 111285

Volume 52 of Deeds, Page 518

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.

Recorded: August 15, 1941  
Instrument No.: 163358

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.

13. 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.

14. Agreement and the terms and conditions contained therein  
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation  
And: United States National Bank of Oregon  
Purpose: Easement Exchange Agreement  
Recorded: August 9, 1984  
Instrument No.: 481279

15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).

Subdivision Guarantee Policy Number: 72156-44625085



Recorded: June 30, 1989  
Instrument No.: 521473

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.

16. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc., as grantors  
And: Plum Creek Timber Company, L.P./ a grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner  
Recorded: May 31, 1991  
Instrument No.: 539737
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: An underground electric transmission and/or distribution system together with necessary appurtenances  
Recorded: September 14, 1994  
Instrument No.: 574976  
Book 358, Page 1261
18. The provisions contained in Partial waiver of surface use rights, executed by Meridian Oil, Inc.,  
Recorded: April 8, 1996,  
Instrument No.: 199604080028 .
19. 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 28, 2004  
Instrument No.: 200409280063  
  
Modification(s) of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No: 201310110028
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: SSHI LLC, a Delaware Limited Liability Company, dba D.R. Horton  
Purpose: Road access, utilities and utility appurtenances, and garbage dumpsters  
Recorded: May 16, 2007  
Instrument No.: 200705160006
21. Easements, reservations, notes and/or dedications as shown on the official plat of Plat of the Village at Roslyn Ridge, a Condominium as recorded in Book 10 of Plats, pages 214 through 220, under Auditor's File No.: 200705300004, for ingress, egress and utilities.
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-44625085

Purpose: Ingress, egress and utilities  
Recorded: May 20, 2008  
Instrument No.: 200805200038

23. The provisions contained in plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154,  
Recorded: June 18, 2008,  
Instrument No.: 200806180013.

As follows:

- a) 60' ingress and egress and utility Easement "Q"
  - b) Note 2, which states: "A 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."
  - c) Notes as contained thereon.
24. Easements, reservations, notes and/or dedications as shown on the official plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154.
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: June 26, 2008  
Instrument No.: 200806260016

Modification(s) of said covenants, conditions and restrictions  
Recorded: November 14, 2012  
Instrument No: 201211140023

Further modifications of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No.: 201310110028

26. 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 26, 2008  
Instrument No.: 200806260017

Modification(s) of said covenants, conditions and restrictions  
Recorded: April 29, 2010  
Instrument No: 201004290030

Further modifications of said covenants, conditions and restrictions  
Recorded: November 14, 2012  
Instrument No.: 201211140023

Further modifications of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No.: 201310110028

27. The provisions contained in Evergreen Ridge P.U.D. - Phase 1, Division 4, in Book 12 of Plats, pages 39 through 41,

Subdivision Guarantee Policy Number: 72156-44625085

Recorded: April 17, 2012,  
Instrument No.: 201204170014.

As follows:

a) Easement Provision:

"An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service, together with the right to enter upon the lots at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition."

b) Note 2 which states: "A 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."

c) All other notes contained thereon.

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: Puget Sound Energy, Inc., a Washington corporation

Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity

Recorded: June 13, 2012

Instrument No.: 201206130019

Affects: Portion of said premises and other land lying within roadway being 60' in width, known as Tiger Lily Lane

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: \$260,000.00

Trustor/Grantor: Anthony Paul Penta and Debra Ann Rolio, husband and wife

Trustee: UPF Incorporated

Beneficiary: First Technology Federal Credit Union

Dated: February 12, 2014

Recorded: February 14, 2014

Instrument No.: 201402140035

#### 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.

Subdivision Guarantee Policy Number: 72156-44625085



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: Lot 4, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, Book 12, pgs 39-41.

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**

Subdivision Guarantee Policy Number: 72156-44625085

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625082

## 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: February 17, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth  
Ellensburg, WA 98926

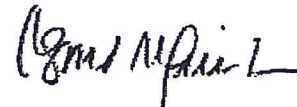
(509) 925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

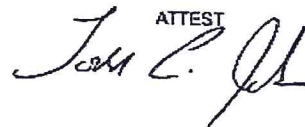
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44625082

Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity  
Recorded: June 13, 2012  
Instrument No.: 201206130019  
Affects: Portion of said premises and other land lying within roadway being 60' in width, known as Tiger Lily Lane

31. Declaration of Restrictive Covenant, 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: October 14, 2013  
Instrument No.: 201310140020

Affects : Lot 7

#### **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 and 7, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, Book 12, pgs 39-41.

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**

Subdivision Guarantee Policy Number: 72156-44625082



## SUBDIVISION GUARANTEE

Order No.: 32320AM  
Guarantee No.: 72156-44625082  
Dated: February 17, 2015

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

Your Reference:

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:

Lots 1 and 7, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 39 through 41, records of said County.

Title to said real property is vested in:

Scott Rubin also known as Scott D. Rubin and Hollie Rubin, also known as Hollie D. Rubin, husband and wife

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-44625082

(SCHEDULE B)

Order No: 32320AM  
Policy No: 72156-44625082

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. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
5. 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: \$1,983.96  
Tax ID #: 20-14-12067-0001 (958070)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$991.98  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$991.98  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015

6. Tax Year: 2015  
Tax Type: County  
Subdivision Guarantee Policy Number: 72156-44625082

Total Annual Tax: \$454.00  
Tax ID #: 20-14-12067-0007 (958076)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$227.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$227.00  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015

7. Liens, levies and assessments of the Roslyn Ridge Activity Center.
8. Liens, levies and assessments of the Roslyn Ridge Resort Community Owner's Association.
9. A water service connection fee in the amount of \$3,000.00 paid to the Water Company at the time of issuance of a building permit as shown in instrument recorded under Auditor's File No. 200806260016 under Paragraph 5.8.

Affects Lot 7

10. A water service connection fee in the amount of \$3,000.00 paid to the Water Company at the time of issuance of a building permit as shown in instrument recorded under Auditor's File No. 200806260016 under Paragraph 6.2.1.

Affects: Lot 7

11. Use fee in the amount of \$600.00 per year for use of the Roslyn Ridge Activity Center as shown in instrument recorded under Auditor's File No. 200806260016.
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.

Recorded: September 17, 1906  
Instrument No.: 16604

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.

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: Winston Bros. Co.  
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises  
Recorded: January 16, 1933  
Instrument No.: 111285  
Volume 52 of Deeds, Page 518

14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.

Subdivision Guarantee Policy Number: 72156-44625082



Recorded: August 15, 1941  
Instrument No.: 163358

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.

15. 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.
16. Agreement and the terms and conditions contained therein  
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation  
And: United States National Bank of Oregon  
Purpose: Easement Exchange Agreement  
Recorded: August 9, 1984  
Instrument No.: 481279
17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).

Recorded: June 30, 1989  
Instrument No.: 521473

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.

18. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc., as grantors  
And: Plum Creek Timber Company, L.P./ a grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner  
Recorded: May 31, 1991  
Instrument No.: 539737
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: An underground electric transmission and/or distribution system together with necessary appurtenances  
Recorded: September 14, 1994  
Instrument No.: 574976  
Book 358, Page 1261
20. The provisions contained in Partial waiver of surface use rights, executed by Meridian Oil, Inc.,  
Recorded: April 8, 1996,  
Instrument No.: 199604080028 .

Subdivision Guarantee Policy Number: 72156-44625082

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: September 28, 2004  
Instrument No.: 200409280063
- Modification(s) of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No.: 201310110028
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: SSHI LLC, a Delaware Limited Liability Company, dba D.R. Horton  
Purpose: Road access, utilities and utility appurtenances, and garbage dumpsters  
Recorded: May 16, 2007  
Instrument No.: 200705160006
23. Easements, reservations, notes and/or dedications as shown on the official plat of Plat of the Village at Roslyn Ridge, a Condominium as recorded in Book 10 of Plats, pages 214 through 220, under Auditor's File No.: 200705300004, for ingress, egress and utilities.
24. 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 20, 2008  
Instrument No.: 200805200038
25. The provisions contained in plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154,  
Recorded: June 18, 2008,  
Instrument No.: 200806180013.  
As follows:  
a) 60' ingress and egress and utility Easement "Q"  
b) Note 2, which states: "A 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."  
c) Notes as contained thereon.
26. Easements, reservations, notes and/or dedications as shown on the official plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154.
27. 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 26, 2008

Subdivision Guarantee Policy Number: 72156-44625082



Instrument No.: 200806260016

Modification(s) of said covenants, conditions and restrictions

Recorded: November 14, 2012

Instrument No: 201211140023

Further modifications of said covenants, conditions and restrictions

Recorded: October 11, 2013

Instrument No.: 201310110028

28. 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 26, 2008

Instrument No.: 200806260017

Modification(s) of said covenants, conditions and restrictions

Recorded: April 29, 2010

Instrument No: 201004290030

Further modifications of said covenants, conditions and restrictions

Recorded: November 14, 2012

Instrument No.: 201211140023

Further modifications of said covenants, conditions and restrictions

Recorded: October 11, 2013

Instrument No.: 201310110028

29. The provisions contained in Evergreen Ridge P.U.D. - Phase 1, Division 4, in Book 12 of Plats, pages 39 through 41,

Recorded: April 17, 2012,

Instrument No.: 201204170014.

As follows:

a) Easement Provision:

"An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service, together with the right to enter upon the lots at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition."

b) Note 2 which states: "A 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."

c) All other notes contained thereon.

30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-44625082



# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625083

## 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: February 17, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

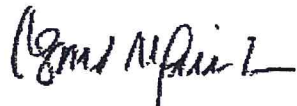
(509) 925-1477

  
Authorized Signer



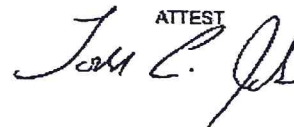
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44625083

## SUBDIVISION GUARANTEE

Order No.: 32325AM  
Guarantee No.: 72156-44625083  
Dated: February 17, 2015

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

Your Reference:

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:

Lot 2, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 39 through 41, records of said County.

Title to said real property is vested in:

Scott Andrew McKay and Alison Barbara McKay

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-44625083

(SCHEDULE B)

Order No: 32325AM  
Policy No: 72156-44625083

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: \$1,996.26  
Tax ID #: 20-14-12067-0002 (958071)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$998.13  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$998.13  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015

7. Liens, levies and assessments of the Roslyn Ridge Activity Center.
8. Liens, levies and assessments of the Roslyn Ridge Resort Community Owner's Association.

Subdivision Guarantee Policy Number: 72156-44625083



9. Use fee in the amount of \$600.00 per year for use of the Roslyn Ridge Activity Center as shown in instrument recorded under Auditor's File No. 200806260016.
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.

Recorded: September 17, 1906  
Instrument No.: 16604

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: Winston Bros. Co.  
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises  
Recorded: January 16, 1933  
Instrument No.: 111285  
Volume 52 of Deeds, Page 518
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.

Recorded: August 15, 1941  
Instrument No.: 163358

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.

13. 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.
14. Agreement and the terms and conditions contained therein  
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation  
And: United States National Bank of Oregon  
Purpose: Easement Exchange Agreement  
Recorded: August 9, 1984  
Instrument No.: 481279



15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).

Recorded: June 30, 1989  
Instrument No.: 521473

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.

16. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc., as grantors  
And: Plum Creek Timber Company, L.P/ a grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner  
Recorded: May 31, 1991  
Instrument No.: 539737
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: An underground electric transmission and/or distribution system together with necessary appurtenances  
Recorded: September 14, 1994  
Instrument No.: 574976  
Book 358, Page 1261
18. The provisions contained in Partial waiver of surface use rights, executed by Meridian Oil, Inc.,  
Recorded: April 8, 1996,  
Instrument No.: 199604080028 .
19. 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 28, 2004  
Instrument No.: 200409280063

Modification(s) of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No: 201310110028

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: SSHI LLC, a Delaware Limited Liability Company, dba D.R. Horton  
Purpose: Road access, utilities and utility appurtenances, and garbage dumpsters  
Recorded: May 16, 2007  
Instrument No.: 200705160006
21. Easements, reservations, notes and/or dedications as shown on the official plat of Plat of the Village at Roslyn Ridge, a Condominium as recorded in Book 10 of Plats, pages 214 through 220, under Auditor's File No.: 200705300004, for ingress, egress and utilities.

Subdivision Guarantee Policy Number: 72156-44625083

22. 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 20, 2008  
Instrument No.: 200805200038
23. The provisions contained in plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154,  
Recorded: June 18, 2008,  
Instrument No.: 200806180013.  
As follows:  
a) 60' ingress and egress and utility Easement "Q"  
b) Note 2, which states: "A 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."  
c) Notes as contained thereon.
24. Easements, reservations, notes and/or dedications as shown on the official plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154.
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: June 26, 2008  
Instrument No.: 200806260016

Modification(s) of said covenants, conditions and restrictions  
Recorded: November 14, 2012  
Instrument No: 201211140023

Further modifications of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No.: 201310110028

26. 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 26, 2008  
Instrument No.: 200806260017

Modification(s) of said covenants, conditions and restrictions  
Recorded: April 29, 2010  
Instrument No: 201004290030

Further modifications of said covenants, conditions and restrictions  
Recorded: November 14, 2012  
Instrument No.: 201211140023

Further modifications of said covenants, conditions and restrictions  
Subdivision Guarantee Policy Number: 72156-44625083

Recorded: October 11, 2013  
Instrument No.: 201310110028

27. The provisions contained in Evergreen Ridge P.U.D. - Phase 1, Division 4, in Book 12 of Plats, pages 39 through 41,  
Recorded: April 17, 2012,  
Instrument No.: 201204170014.  
As follows:  
a) Easement Provision:  
"An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service, together with the right to enter upon the lots at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition."  
b) Note 2 which states: "A 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."  
c) All other notes contained thereon.
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: Puget Sound Energy, Inc., a Washington corporation  
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity  
Recorded: June 13, 2012  
Instrument No.: 201206130019  
Affects: Portion of said premises and other land lying within roadway being 60' in width, known as Tiger Lily Lane
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: \$150,000.00  
Trustor/Grantor: Scott Andrew McKay and Alison Barbara McKay, husband and wife  
Trustee: AmeriTitle  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for WMS Series LLC, a Delaware Limited Liability Company  
Dated: December 2, 2013  
Recorded: December 6, 2013  
Instrument No.: 201312060028

**END OF EXCEPTIONS**

**Notes:**

Subdivision Guarantee Policy Number: 72156-44625083



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: Lot 2, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, Book 12, pgs 39-41.

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**

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625084

## 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: February 18, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509) 925-1477

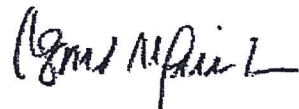


Authorized Signer



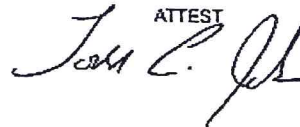
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44625084

## **SUBDIVISION GUARANTEE**

Order No.: 32327AM  
Guarantee No.: 72156-44625084  
Dated: February 18, 2015

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

Your Reference:

Assured: Dimitrios Brisimitzis and Lindsey Armstrong Brisimitzis

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:

Lot 3, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, in the County of Kittitas,  
State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 39 through  
41, records of said County.

Title to said real property is vested in:

Dimitrios Brisimitzis and Lindsey Armstrong Brisimitzis, husband and wife

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-44625084



(SCHEDULE B)

Order No: 32327AM  
Policy No: 72156-44625084

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: \$1,999.49  
Tax ID #: 20-14-12067-0003 (958072)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$999.75  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$999.74  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015

7. Liens, levies and assessments of the Roslyn Ridge Activity Center.
8. Liens, levies and assessments of the Roslyn Ridge Resort Community Owner's Association.

Subdivision Guarantee Policy Number: 72156-44625084

9. Use fee in the amount of \$600.00 per year for use of the Roslyn Ridge Activity Center as shown in instrument recorded under Auditor's File No. 200806260016.
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.

Recorded: September 17, 1906  
Instrument No.: 16604

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: Winston Bros. Co.  
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises  
Recorded: January 16, 1933  
Instrument No.: 111285  
Volume 52 of Deeds, Page 518
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.

Recorded: August 15, 1941  
Instrument No.: 163358

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.

13. 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.
14. Agreement and the terms and conditions contained therein  
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation  
And: United States National Bank of Oregon  
Purpose: Easement Exchange Agreement  
Recorded: August 9, 1984  
Instrument No.: 481279

15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (Formerly known as Plum

Subdivision Guarantee Policy Number: 72156-44625084



Creek Timber Company, Inc., and BN Timberlands, Inc.).

Recorded: June 30, 1989  
Instrument No.: 521473

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.

16. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc., as grantors  
And: Plum Creek Timber Company, L.P./ a grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner  
Recorded: May 31, 1991  
Instrument No.: 539737
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: An underground electric transmission and/or distribution system together with necessary appurtenances  
Recorded: September 14, 1994  
Instrument No.: 574976  
Book 358, Page 1261
18. The provisions contained in Partial waiver of surface use rights, executed by Meridian Oil, Inc.,  
Recorded: April 8, 1996,  
Instrument No.: 199604080028 .
19. 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 28, 2004  
Instrument No.: 200409280063  
  
Modification(s) of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No: 201310110028
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: SSHI LLC, a Delaware Limited Liability Company, dba D.R. Horton  
Purpose: Road access, utilities and utility appurtenances, and garbage dumpsters  
Recorded: May 16, 2007  
Instrument No.: 200705160006
21. Easements, reservations, notes and/or dedications as shown on the official plat of Plat of the Village at Roslyn Ridge, a Condominium as recorded in Book 10 of Plats, pages 214 through 220, under Auditor's File No.: 200705300004, for ingress, egress and utilities.
22. 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

Subdivision Guarantee Policy Number: 72156-44625084



Recorded: May 20, 2008  
Instrument No.: 200805200038

23. The provisions contained in plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154,  
Recorded: June 18, 2008,  
Instrument No.: 200806180013.  
As follows:  
a) 60' ingress and egress and utility Easement "Q"  
b) Note 2, which states: "A 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."  
c) Notes as contained thereon.

24. Easements, reservations, notes and/or dedications as shown on the official plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in Book 11 of Plats, pages 153 and 154.
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: June 26, 2008  
Instrument No.: 200806260016

Modification(s) of said covenants, conditions and restrictions  
Recorded: November 14, 2012  
Instrument No: 201211140023

Further modifications of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No.: 201310110028

26. 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 26, 2008  
Instrument No.: 200806260017

Modification(s) of said covenants, conditions and restrictions  
Recorded: April 29, 2010  
Instrument No: 201004290030

Further modifications of said covenants, conditions and restrictions  
Recorded: November 14, 2012  
Instrument No.: 201211140023

Further modifications of said covenants, conditions and restrictions  
Recorded: October 11, 2013  
Instrument No.: 201310110028

Subdivision Guarantee Policy Number: 72156-44625084

27. The provisions contained in Evergreen Ridge P.U.D. - Phase 1, Division 4, in Book 12 of Plats, pages 39 through 41,  
Recorded: April 17, 2012,  
Instrument No.: 201204170014.  
As follows:  
a) Easement Provision:  
"An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service, together with the right to enter upon the lots at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition."  
b) Note 2 which states: "A 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."  
c) All other notes contained thereon.
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: Puget Sound Energy, Inc., a Washington corporation  
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity  
Recorded: June 13, 2012  
Instrument No.: 201206130019  
Affects: Portion of said premises and other land lying within roadway being 60' in width, known as Tiger Lily Lane
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: \$252,000.00  
Trustor/Grantor: Dimitrios Brisimitzis and Lindsey Armstrong Brisimitzis, husband and wife  
Trustee: UPF Incorporated  
Beneficiary: First Technology Federal Credit Union  
Dated: March 11, 2014  
Recorded: March 13, 2014  
Instrument No.: 201403130026

#### 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

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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: Lot 3, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, Book 12, pgs 39-41.

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**

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