

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568919

RECEIVED
NOV 9 2018

GUARANTEE

Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 29, 2018

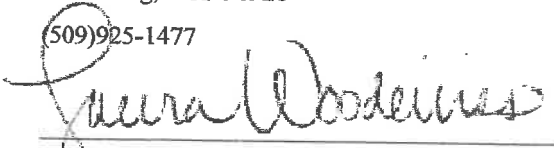
Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

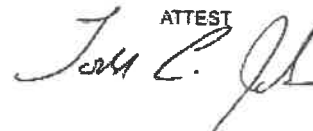
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



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

Subdivision Guarantee Policy Number: 72156-46568919

SUBDIVISION GUARANTEE

Order No.: 267705AM
Guarantee No.: 72156-46568919
Dated: October 29, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: Crossfire Farms LLC, a Washington limited liability company

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:

PARCEL 1:

The East Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 2:

That portion of Government Lot 2, Section 19, Township 17 North, Range 20 East, W.M., which is described as follows:

A tract of land bounded by a line beginning at the Southwest corner of said lot, and running thence South 89°52' East, 381.5 feet; thence North and parallel with the West line of said lot, 1244.4 feet; thence North 89°17' West, 381.5 feet to the West boundary line of said section; and thence South along said West boundary line of said Section, 1248 feet to the point of beginning.

Title to said real property is vested in:

Crossfire Farms, LLC, A Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 267705AM
Policy No: 72156-46568919

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: 2018
Tax Type: County
Total Annual Tax: \$1,079.19
Tax ID #: 730133 (Parcel 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$539.60
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$539.59
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

7. Tax Year: 2018
Tax Type: Irrigation
Subdivision Guarantee Policy Number: 72156-46568919

Total Annual Tax: \$1,182.50
Tax ID #: 730133 (Parcel 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$591.25
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$591.25
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

8. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$49.64
Tax ID #: 680733 (Parcel 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$49.64
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

9. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$550.00
Tax ID #: 680733 (Parcel 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$275.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$275.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

10. 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.

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: Cascade Canal Company
Purpose: The right of ingress and egress from the lands herein deeded upon and across said Northeast Quarter of Section 24.
Recorded: December 17, 1904
Instrument No.: 12047
Book 9 of Deeds, Page 580
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: John E. Frost

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Purpose: For any public road or roads heretofore laid out or established and now existing over and across any part of said described land and also reserving and excepting right of way or rights of way for any irrigation canal or canals heretofore constructed or partially constructed over or across any portion of said described lands

Dated: January 8, 1905

Book 12 of Deeds, Page 73

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Executed by: H. E. Dodd and Cora G. Dodd, his wife, and Harry B. Carroll and Fannie T. Carroll, his wife, to Byron K. Drew
Purpose: The right to travel to and fro along a strip of land 30 feet in width
Recorded: December 11, 1908
Book 18 of Deeds, Page 238
Affects: Parcel 2
14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: May 13, 1913
Book 25 of Deeds, Page 586
Affects: Parcel 2
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: Puget Sound Power & Light Company
Purpose: Electric transmission line
Dated: July 15, 1940
Book 62 of Deeds, Page 522
16. 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.
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 2, 1998
Book: 23 of Surveys Pages: 148 through 150
Instrument No.: 199806020002
a) Location of fencelines in relation to property boundaries
Affects: Parcel 2
18. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$330,250.00
Mortgagor: Crossfire Farms, LLC, a limited liability company
Mortgagee: Northwest Farm Credit Services, FLCA

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Dated: December 1, 2014
Recorded: December 4, 2014
Instrument No.: 201412040025

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: Note No. 2: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Note No. 3: 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: E Half SE Quarter of NE Quarter, Section 24, Township 17N, Range 19E, W.M and ptn Gov't. Lot 2, Section 19, Township 17N, Range 20E

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