



208 W Ninth, Ste. 6, Ellensburg, WA 98926
Phone: (509) 933-4324 Fax: (509) 933-4329

Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer:

Title Officer

Dallas Thornton
208 W Ninth, Ste. 6
Ellensburg, WA 98926
dallas.thornton@kittitastitle.com
(509) 933-4324

Email escrow closing documents to:

RECEIVED
MAY 14 2024

Kittitas County CDS

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AMERICAN
LAND TITLE
ASSOCIATION





208 W Ninth, Ste. 6, Ellensburg, WA 98926
Phone: (509) 933-4324 Fax: (509) 933-4329

TITLE COMMITMENT ATTACHED

Report No.: 1

Date: February 9, 2024 **File No.:** 623460AM

Property: 4961 Naneum Rd, Ellensburg, WA 98926

Buyer/Borrower: Alex Palmer

Seller: Myron H. Linder and 4963 Naneum LLC and
4871 Naneum LLC and Lloyd Christensen

In connection with the above referenced transaction, we are delivering copies of the Title Commitment to the following parties:

Listing Agent:

Attn:

Selling Agent:

Attn:

Lender:

Attn:

Seller:

Myron H. Linder and 4963 Naneum LLC and
4871 Naneum LLC and Lloyd Christensen

Buyer/Borrower:

Alex Palmer

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LAND TITLE
ASSOCIATION





ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

issued by
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT. THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by: **Kittitas Title and Escrow**
Ellensburg, WA 98926

Dallas Thornton

Authorized Countersignature



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Kittitas Title and Escrow
Issuing Office: 208 W Ninth, Ste. 6, Ellensburg, WA 98926
Customer Reference No.:
Issuing Office File Number: 623460AM
Property Address: 4961 Naneum Rd, Ellensburg, WA 98926
4963 Naneum Rd, Ellensburg, WA 98926
4871 Naneum Rd, Ellensburg, WA 98926
4811 Naneum Rd, Ellensburg, WA 98926
Commitment No.: 1

SCHEDULE A

1. Commitment date: **February 8, 2024 at 7:30 A.M.**

2. Policy to be issued:

(a) 2021 ALTA Owner's Policy ☐ Standard Coverage ☐ Extended Coverage

Proposed Policy Amount:
Premium: \$0.00

Proposed Insured:
Alex Palmer

(b) 2021 ALTA Loan Policy ☐ Standard Coverage ☐ Extended Coverage

Proposed Policy Amount:
Premium: \$0.00

Endorsements:
Premium:

Proposed Insured:

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**ALTA COMMITMENT FOR TITLE INSURANCE
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ISSUED BY
STEWART TITLE GUARANTY COMPANY

3. The estate or interest in the Land at the Commitment Date is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
APN's 024334 and 244334: Myron H. Linder and Sandy Linder, husband and wife
APN 174434: 4871 Naneum LLC, a Washington limited liability company
APN 950612: Lloyd Christensen, a single man
5. The Land is described as follows:
See attached Exhibit 'A'

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 623460AM

**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. 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: ACRES 10.00, CD. 10310; SEC. 16; TWP. 18; RGE. 19; PTN. SE1/4 SW1/4

ACRES 63.46, CD # 10309; SEC.16; TWP. 18; RGE. 19; PTN. S1/2 SW1/4; LESS 1.29@ CO. RD. & 1.60@
DITCH R/W

ACRES 5.00, CD # 10362-1; PTN NW1/4 (PARCEL 1, B32/P117-120); SEC 21, TWP 18, RGE 19

ACRES 11.16; SEC 21; TWP 18; RGE 19; PTN NW1/4 (PARCEL 2, B32/P117- 120)

7. 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.

8. All documents recorded after December 31, 1996 must comply with the "Document Standardization Bill", a summary of which is available on request. Failure to comply with the bill will result in the County Auditor refusing to record document(s) without a specialized cover sheet and an extra \$50.00 recording fee.

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ISSUED BY
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Issuing Office File Number: 623460AM

Format:

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.
Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information must appear on the first page:

Title or title of document. If assignment or reconveyance reference to auditor's file number of subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any. Abbreviated legal description (lot, block, plat name or section, township, range and quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left .

9. In order to expedite recording for our clients, we E-Record whenever possible. There is an additional charge of \$5.42 per document when E-Recording. When E-Recording documents require excise clearance, checks must be made payable to Kittitas Title and Escrow.
10. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
11. According to the available County Assessor's Office records or information provided to the company, the purported address of said Land is:
4961 Naneum Rd, Ellensburg, WA 98926
4963 Naneum Rd, Ellensburg, WA 98926
4871 Naneum Rd, Ellensburg, WA 98926
4811 Naneum Rd, Ellensburg, WA 98926
12. The interest of the proposed insured will be subject to the community interest of the spouse or domestic partner, if married or in a domestic partnership at date of acquiring said interest, and further subject to matters which the records may disclose against the name of said spouse or domestic partner.
13. In the event that the property described herein is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the property must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such property.

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STEWART TITLE GUARANTY COMPANY**

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14. Note No. 5: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded : August 29, 2008

Auditor's File No.: 200708290013

Manufactured Home: 1993 VAMFG 54x26, VIN# VMHI2806W31070AB

Affects APN 174434

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**ALTA COMMITMENT FOR TITLE INSURANCE
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STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 623460AM

NOTES

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational 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.
- B. Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.
- C. As of the date hereof there are no matters against Alex Palmer which would appear as exceptions in the policy to issue, except as shown herein.
- D. We find no activity in the past 24 months regarding transfer of title to subject property.
- E. If a deed of trust is contemplated as a part of this transaction, the correct name to be entered as the trustee is Kittitas Title and Escrow

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**ALTA COMMITMENT FOR TITLE INSURANCE
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STEWART TITLE GUARANTY COMPANY

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**SCHEDULE B, PART II
EXCEPTIONS**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the public records.
3. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described in (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
4. Extended coverage exceptions, as follows:
 1. Rights or claims of parties in possession not shown by the public records.
 2. Easements, claims of easements or encumbrances which are not shown by the public records.
 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.
 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
6. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



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STEWART TITLE GUARANTY COMPANY

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7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. 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.
8. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Forms can be obtained on the Department of Revenue website <https://dor.wa.gov/forms-publications/forms-subject/real-estate-excise-tax-forms>.

Any questions regarding the applicability or calculation of the excise tax should be directed to the Kittitas County Treasurer <https://www.co.kittitas.wa.us/treasurer/default.aspx>.

9. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$6,396.45
Tax ID #: 024334
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,198.23
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$3,198.22
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$1,013.40
Tax ID #: 244334
Taxing Entity: Kittitas County Treasurer
First Installment: \$506.70
First Installment Status: Due

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First Installment Due/Paid Date: April 30, 2024
Second Installment: \$506.70
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$3,246.37
Tax ID #: 174434
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,623.19
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,623.18
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$4,341.06
Tax ID #: 950612
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,170.53
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$2,170.53
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Levy Code: 22
Land use/DOR code: 11, 83
Land Value: \$181,000.00
Improvements: \$543,080.00

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.

Affects APN's 244334 and 950612

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11. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

12. Waiver contained in Deed to Kittitas Reclamation District dated October 14, 1929, and recorded in Book 48 of Deeds, page 8, and in Deed dated October 14, 1929, recorded in Book 48 of Deeds, page 13, as follows:

"Said Grantor, for himself and for his heirs, administrators and assigns, hereby acknowledges full satisfaction for all severance damages and claims thereto to all his lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by Grantee, its successors and assigns, over and upon the premises herein conveyed."

Affects APN's 174434 and 950612

13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 30, 2006
Book: 32 of Surveys Page: 117 through 120
Instrument No.: 200603300013
Matters shown:
a.) Location of fence lines in relation to perimeter boundaries;
b.) Notes contained thereon.

Affects APN's 174434 and 950612

14. 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: April 5, 2017
Instrument No.: 201704050020

Affects APN 244334

15. 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:
Declarant: Myron H. Linder and Sandra L. Linder, husband and wife
Recorded: August 11, 2017

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 623460AM

Instrument No.: 201708110063

First Amendment to Declaration of Easement recorded August 23, 2017 under Auditor's File No. 201708230033.

Affects APN's 024334 and 244334

16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$255,500.00

Trustor/Grantor: Lloyd Christensen, also known as Lloyd C. Christensen

Trustee: Trustee Services, Inc.

Beneficiary: WSECU

Dated: March 25, 2019

Recorded: April 1, 2019

Instrument No.: 201904010008

Affects APN 950612

17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$258,500.00

Trustor/Grantor: Myron H. Linder and Sandy L. Linder, also shown of record as Sandra L. Linder, husband and wife

Trustee: AmeriTitle LLC

Beneficiary: Cashmere Valley Bank

Dated: June 7, 2021

Recorded: June 14, 2021

Instrument No.: 202106140045

Affects APN 024334

18. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Naneum Creek, if it is navigable.

Affects APN's 244334 and 950612

19. Any question of location, boundary or area related to the Naneum Creek, including, but not limited to, any past or future changes in it.

Affects APN's 244334 and 950612

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AMERICAN
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ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 623460AM

EXHIBIT 'A'

File No. 623460AM

APN 024334:

The South 410 feet (as measured parallel to the South line of the Southwest Quarter) of the East 540 feet (as measured parallel to the West line of the Southwest Quarter) of the following described tract; the South Half of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington;

EXCEPT beginning at a post on the North boundary which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter, and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's Lateral 1, 241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning, and;

EXCEPT right of way for the Kittitas Reclamation District Lateral.

AND

That portion of the East Half of the Southeast Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at a post on the North boundary line which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's Lateral 1, 241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 Section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning;

EXCEPT tracts of land conveyed to the Kittitas Reclamation District by Deed dated November 22, 1929, recorded in Book 48 of Deeds, Page 199;

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



ISSUED BY
STEWART TITLE GUARANTY COMPANY

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20. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

Affects APN's 244334 and 950612

21. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

END OF SCHEDULE B

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



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STEWART TITLE GUARANTY COMPANY

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EXCEPT beginning at a point on the North boundary of said East Half of the Southeast Quarter of the Southwest Quarter, which is 62 feet West of the Northeast corner of said East Half of the Southeast Quarter of the Southwest Quarter; thence South 1°35' East along the West right of way line of the Kittitas Reclamation District's Lateral, 573.74 feet; thence West 226.39 feet; thence North 16°25' West, 103.00 feet; thence North 14°33' East, 193.60 feet; thence North 0°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 0°33' East, 154.7 feet to the North boundary of said East Half of the Southeast Quarter of the Southwest Quarter; thence North 85°51' East along said boundary 247.4 feet to the point of beginning, and;

EXCEPT right of way of Naneum Road.

APN 244334:

The South Half of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. Beginning at a post on the North boundary which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter, and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's lateral 1241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning.

2: The South 410 feet (as measured parallel to the South line of the Southwest Quarter) of the East 540 feet (as measured parallel to the West line of the Southwest Quarter) of the following described tract:

The South Half of the Southwest Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, EXCEPT beginning at a post on the North boundary which is 62.0 feet West of the Northeast corner of said South Half of the Southwest Quarter and running South 1°35' East along the West right of way line of the Kittitas Reclamation District's lateral 1241.2 feet to a point on the West line of the County Road; thence South 27°34' West, 45.9 feet; thence South 45°10' West, 75.3 feet; thence South 58°20' West, 91.2 feet; thence South 89°17' West, 184.2 feet; thence North 4°33' West, 45.1 feet; thence North 15°40' East, 265.7 feet; thence North 1°35' East, 430.5 feet; thence North 70°45' East, 27.8 feet; thence North 16°25' West, 175.2 feet; thence North 14°33' East, 193.6 feet; thence North 00°13' West, 68.3 feet; thence North 50°49' West, 73.5 feet; thence North 00°33' East, 154.7 feet to a post on the 1/16 section line; thence North 85°51' East on said line, 247.4 feet to the point of beginning.

3. Right-of-way for the Kittitas Reclamation District Lateral.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**



ISSUED BY
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 623460AM

APN 174434:

Parcel 1 of that certain Survey as recorded March 30, 2006, in Book 32 of Surveys, pages 117-120, under Auditor's File No. 200603300013, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 21, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

APN 950612:

Parcel 2 of that certain Survey as recorded March 30, 2006, in Book 32 of Surveys, pages 117 through 120, under Auditor's File No. 200603300013, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 21, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

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