

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE

Guarantee Number 7386-13-1059612-2026.72156-235772886

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

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

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

Dated: February 18, 2026

CHICAGO TITLE INSURANCE COMPANY

Countersigned By:

Kami Sinclair
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY



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

SCHEDULE A

Your Reference: NKA Lyons Rd., Ellensburg, WA 98926

Our No. 1059612

Guarantee No. 7386-13-1059612-2026.72156-235772886

Liability: \$1,000.00

Fee: \$350.00

Sales Tax: \$30.10

1. Name of Assured:

William Hanson and Aimee Hanson

2. Date of Guarantee: 5th day of February, 2026 at 7:30 A.M.

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relative to the following described real property:

See attached Exhibit 'A'

Title to said real property is vested in:

William Lewis Hanson and Aimee Lynn Hanson, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 1059612
Policy No: 7386-13-1059612-2026.72156-235772886

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: 2026
Tax Type: County
Total Annual Tax: \$169.07
Tax ID #: 954464
Taxing Entity: Kittitas County Treasurer
First Installment: \$84.54
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$84.53
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$78.41
Tax ID #: 954465
Taxing Entity: Kittitas County Treasurer
First Installment: \$39.21
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$39.20
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$143.50
Tax ID #: 954466
Taxing Entity: Kittitas County Treasurer
First Installment: \$71.75
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$71.75
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$144.15
Tax ID #: 954467
Taxing Entity: Kittitas County Treasurer
First Installment: \$72.08
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$72.07
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$67.29
Tax ID #: 954468
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.65
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026
Second Installment: \$33.64
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$7.65
Tax ID #: 954469
Taxing Entity: Kittitas County Treasurer
First Installment: \$7.65
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026

Tax Year: 2026
Tax Type: County
Total Annual Tax: \$22.36
Tax ID #: 954470
Taxing Entity: Kittitas County Treasurer
First Installment: \$22.36
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2026

7. 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.

8. 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.

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

Conveyed To: O B Grimm

Purpose: To lay pipes or construct ditches to collect waste water and carry away the same

Dated: October 21, 1914

[Book 3 of Water Rights, Page 168](#)

10. Waiver of damages, contained in deed to the Kittitas Reclamation District, dated March 19, 1930, and recorded in [Book 48 of Deeds, page 402](#), as follows:

"Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: November 18, 1999

Book: 24 of Surveys Pages: 188 through 190

Instrument No.: [199911180030](#)

Matters shown:

- a) 40' Easement Q as shown thereon
- b) Location of ditch
- c) Notes contained thereon

12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Lyons Road Short Plat,

Recorded: January 15, 2008

Book: J of Short Plats Pages: 83 and 84

Instrument No.: [200801150017](#)

Matters shown:

- a) Location of ditch
- b) Location of powerlines
- c) Location of PEMC Wetland
- d) Location of fenceline to the North of Lot 1 in relation to boundary line
- e) Notes contained thereon
- f) Dedication contained thereon

13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Paul Properties Short Plat,

Recorded: January 15, 2008

Book: J of Short Plats Pages: 85 and 86

Instrument No.: [200801150018](#)

Matters shown:

- a) Location of ditch
- b) Location of PEMC Wetland
- c) 60' access and utility easement as shown thereon
- d) Location of fencelines through Lots 3 and 4 and to the North of Lots 1 and 4 in relation to the boundary lines
- e) Notes contained thereon
- f) Dedication contained thereon

14. A Mortgage, Assignment of Rents and Security Agreement including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount \$855,000.00

Mortgagor: William Lewis Hanson (AKA William L. Hanson and Bill Hanson) and Aimee Lynn Hanson (aka Aimee L. Hanson and Aimee Hanson), married spouses

Mortgagee: RABO AgriFinance LLC, a Delaware limited liability company

Recorded: March 11, 2019

Instrument No.: [201903110013](#)

The mortgagee's interest under said Mortgage was assigned of record to Federal Agricultural Mortgage Corporation, by assignment.

Recorded: April 7, 2025

Instrument No.: [202504070007](#)

Affects: Said premises and other land

15. 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 EXCEPTIONS

Notes:

- A. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn Lot 2, of LYONS ROAD SHORT PLAT, Book J of Short Plats, pgs 83-84, ptn NE Quarter of the SE Quarter of Section 27, Township 18N, Range 19E, W.M. and Lot 1 and Lot 4 and ptn Lot 2 and Lot 3, of PAUL PROPERTIES SHORT PLAT, Book J of Short Plats, pgs 85 -86, ptn SE Quarter of Section 27, Township 18N, Range 19E, W.M.
- B. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- C. In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

Guarantee Conditions and Stipulations (12/15/95)

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall

terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service

of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at Chicago Title Insurance Company, Attn: Claims Department, Post Office Box 45023, Jacksonville, Florida 32232-5023.

EXHIBIT 'A'

File No. 1059612

TRACT A:

Lot 2, of LYONS ROAD SHORT PLAT, Kittitas County Short Plat No. SP-07-85, as recorded January 15, 2008, in Book J of Short Plats, pages 83 and 84, under Auditor's File No. 200801150017, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 27, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion lying Southerly of the following described line:

Commencing at the Quarter Corner common to Sections 26 and 27 of Township 18 North, Range 19 East, from which the Corner common to Sections 26, 27, 34 and 35 bears, South 1°46'07" East, a distance of 2644.41 feet; Thence South 1°46'07" East, a distance of 1322.21 feet to the South Sixteenth corner common to Sections 26 and 27; Thence South 87°23'26" West, a distance of 30.00 feet to a point on the Western right of way of Fairview Road; Thence North 1°46'07" West along said right of way line, a distance of 29.09 feet to the point of beginning;

Thence South 89°33'14" West, a distance of 670.21 feet; Thence South 89°42'30" West, a distance of 516.70 feet; Thence South 89°41'44" West, a distance of 146.25 feet; Thence South 89°23'30" West, a distance of 744.68 feet; Thence South 89°31'10" West, a distance of 459.85 feet to the point of termination.

TRACT B:

Parcel 1:

Lot 1, of PAUL PROPERTIES SHORT PLAT, Kittitas County Short Plat No. SP-07-54, as recorded January 15, 2008, in Book J of Short Plats, pages 85 and 86, under Auditor's File No. 200801150018, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 27, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

Lot 2, of PAUL PROPERTIES SHORT PLAT, Kittitas County Short Plat No. SP-07-54, as recorded January 15, 2008, in Book J of Short Plats, pages 85 and 86, under Auditor's File No. 200801150018, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 27, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion lying Southerly of the following described line:

Commencing at the Quarter Corner common to Sections 26 and 27 of Township 18 North, Range 19 East, from which the Corner common to Sections 26, 27, 34 and 35 bears, South 1°46'07" East, a distance of 2644.41 feet; Thence South 1°46'07" East, a distance of 1322.21 feet to the South Sixteenth corner common to Sections 26 and 27; Thence South 87°23'26" West, a distance of 30.00 feet to a point on the Western right of way of Fairview Road; Thence North 1°46'07" West along said right of way line, a distance of 29.09 feet to the point of beginning;

Thence South 89°33'14" West, a distance of 670.21 feet; Thence South 89°42'30" West, a distance of 516.70 feet; Thence South 89°41'44" West, a distance of 146.25 feet; Thence South 89°23'30" West, a distance of 744.68 feet; Thence South 89°31'10" West, a distance of 459.85 feet to the point of termination;

AND EXCEPT that portion lying Westerly of the following described line:

Commencing at the Quarter Corner common to Sections 26 and 27 of Township 18 North, Range 19 East, from which the Corner common to Sections 26, 27, 34 and 35 bears, South 1°46'07" East, a distance of 2644.41 feet; Thence South 1°46'07" East, a distance of 1322.21 feet to the South Sixteenth corner common to Sections 26 and 27; Thence South 87°23'26" West, a distance of 2574.79 feet; Thence North 1°39'21" East, a distance of 124.33 feet to the point of beginning;

Thence North 4°17'18" West, a distance of 44.78 feet; Thence North 0°37'14" West, a distance of 1156.37 feet to the true point of termination on the Southern right of way line of Lyons Road.

AND EXCEPT that portion lying Westerly of the following described line:

Commencing at the Quarter Corner common to Sections 26 and 27 of Township 18 North, Range 19 East, from which the corner common to Sections 26, 27, 34 and 35 bears, South 1°46'07" East, a distance of 2644.41 feet; Thence South 1°46'07" East, a distance of 1322.21 feet to the South Sixteenth corner common to Sections 26 and 27; Thence South 87°23'26" West, a distance of 2574.79 feet to the point of beginning;

Thence North 1°39'21" East, a distance of 124.33 feet to the point of termination.

Parcel 3:

Lot 3, of PAUL PROPERTIES SHORT PLAT, Kittitas County Short Plat No. SP-07-54, as recorded January 15, 2008, in Book J of Short Plats, pages 85 and 86, under Auditor's File No. 200801150018, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 27, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion lying Southerly of the following described line:

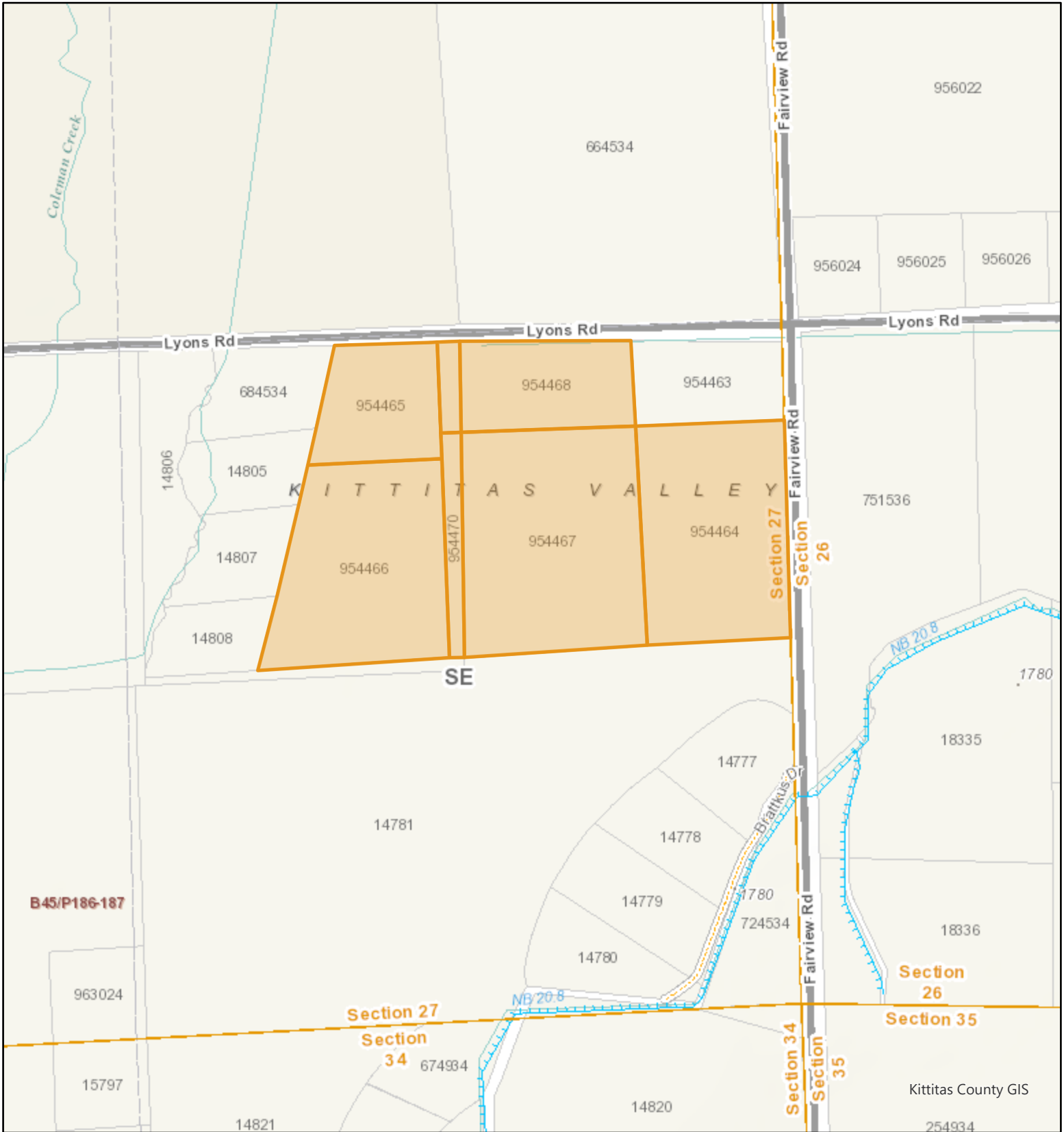
Commencing at the Quarter Corner common to Sections 26 and 27 of Township 18 North, Range 19 East, from which the Corner common to Sections 26, 27, 34 and 35 bears, South 1°46'07" East, a distance of 2644.41 feet; Thence South 1°46'07" East, a distance of 1322.21 feet to the South Sixteenth corner common to Sections 26 and 27; Thence South 87°23'26" West, a distance of 30.00 feet to a point on the Western right of way of Fairview Road; Thence North 1°46'07" West along said right of way line, a distance of 29.09 feet to the point of beginning;

Thence South 89°33'14" West, a distance of 670.21 feet; Thence South 89°42'30" West, a distance of 516.70 feet; Thence South 89°41'44" West, a distance of 146.25 feet; Thence South 89°23'30" West, a distance of 744.68 feet; Thence South 89°31'10" West, a distance of 459.85 feet to the point of termination.

Parcel 4:

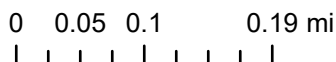
Lot 4, of PAUL PROPERTIES SHORT PLAT, Kittitas County Short Plat No. SP-07-54, as recorded January 15, 2008, in Book J of Short Plats, pages 85 and 86, under Auditor's File No. 200801150018, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 27, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Kittitas County COMPAS Map



Date: 2/17/2026

1 inch equals 752 feet



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