



CHICAGO TITLE INSURANCE COMPANY

Policy No. WA2011-46-0117055-2012.72156-87473278

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: 11/13/2012

WA2011 0117055
 AmeriTitle
 503 North Pearl St
 Ellensburg, WA 98926
 Tel: (509) 925-1477
 Fax: (509) 962-8325

CHICAGO TITLE INSURANCE COMPANY

By:



[Signature]
 ATTEST President

[Signature] Secretary

[Signature]

 Authorized Signatory

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

SUBDIVISION GUARANTEE

Office File Number : 0117055
Guarantee Number : WA2011-46-0117055-2012.72156-87473278
Dated : November 13, 2012, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : DOWNS

Name of Assured: CRUSE AND 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:

That portion of the South Half of the Northeast Quarter and that portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, all of which is bounded by a line which is described as follows:

Beginning at the East Quarter corner of said Section, thence South 2°27'15" West along the East line of said section, 22.60 feet to the true point of beginning, said point being on the South boundary of the "Three M Ditch" right of way; thence South 2°27'15" West along the East line of said section, 626.91 feet; thence North 80°07'30" West, 365.37 feet; thence North 40°05" West, 1,176.23 feet; thence North 43°57'30" West, 847.00 feet; thence North 2°02'30" East, 189.14 feet to the South right of way line of the county road; thence South 73°41' East along said county road right of way, 723.00 feet to the point of intersection with the South right of way of the "Three M Ditch"; thence South 53°03' East along said ditch right of way, 109.6 feet; thence South 67°57' East along said ditch right of way, 76.7 feet; thence South 29°25' East along said ditch right of way, 36.3 feet; thence South 50°38' East along said ditch right of way, 323.64 feet; thence South 36°53' East along said ditch right of way, 68.8 feet; thence South 41°21' East along said ditch right of way, 88.8 feet; thence South 35°28' East along said ditch right of way, 88.7 feet; thence South 48°52' East along said ditch right of way, 140.2 feet; thence South 38°43' East along said ditch right of way, 113.3 feet; thence South 30°41' East along said ditch right of way, 130.1 feet; thence South 73°18' East along said ditch right of way, 93.9 feet; thence South 54°13' East along said right of way, 148.6 feet to the true point of beginning.

EXCEPT any portion lying within Parcel 1 of that certain Survey as recorded August 23, 1989, in Book 16 of Surveys, pages 61 through 63, under Auditor's File No. 522958, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 20 North, Range 16 East, W.M. and of the Southwest Quarter of Section 13, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

MILTON F. DOWNS AND GERALDINE DOWNS, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0117055

Guarantee Number: WA2011-46-0117055-2012.72030-87473278

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. General taxes and assessments for the year 2012 have been paid.
Amount : \$100.54
Tax Parcel No. : 20-16-14000-0015 (394935)
2. 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 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.

3. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on March 12, 1971, under Kittitas County Auditor's File No. 366403.
For : Roadway
Affects : A strip of land 60 feet wide in, through and over the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 North, Range 16 East, W.M., lying and being 30 feet on each side of the following described centerline beginning, to-wit: beginning at a point 1,632.8 feet North and 531 feet North 42°57' West of the Southeast corner of said Section 14, Township 20 North, Range 16 East, W.M., running thence 42°57' West 674.8 feet; thence by a 0°30' curve to the left a distance of 220.2 feet all being situated in Kittitas County, Washington
4. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Mason Creek, if navigable.
5. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.
Regarding: Mason Creek.
6. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0117055

Guarantee Number: WA2011-46-0117055-2012.72030-87473278

Notes:

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: 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

AW/lmw

1 cc: Cruse & Associates: Marsha

DOWNNS TOTAL

		AUTO INVERSE							
*****		START							
						57954.06176	47527.00809	455	
							MASON HEADGATE		
455	INV	S	20 42 40	W	94.79	57865.39915	47493.48548	456	
							MASON CREEK		
456	INV	S	51 36 40	W	30.49	57846.46683	47469.58936	457	
							MASON CREEK		
457	INV	S	23 27 45	W	32.62	57816.54333	47456.60160	458	
							MASON CREEK		
458	INV	S	77 52 38	W	20.27	57812.28899	47436.78578	459	
							MASON CREEK		
459	INV	S	54 53 12	W	81.03	57785.67140	47370.48826	460	
							MASON CREEK		
460	INV	S	49 33 40	W	42.80	57735.17509	47340.45344	461	
							MASON CREEK		
461	INV	S	28 02 40	E	30.80	57707.02089	47352.43203	462	
							MASON CREEK		
462	INV	S	64 08 27	E	21.07	57691.18401	47321.47048	463	
							MASON CREEK		
463	INV	S	40 09 54	W	87.34	57641.53058	47281.12681	464	
							MASON CREEK		
464	INV	S	1 22 12	W	130.73	57510.20450	47277.97708	465	
							MASON CREEK		
465	INV	S	5 30 35	E	43.95	57484.37186	47280.79457	466	
							MASON CREEK		
466	INV	S	0 32 08	E	35.09	57429.28526	47281.12253	467	
							MASON CREEK		
467	INV	N	88 29 00	W	10.26	57429.55878	47270.86778	468	
							MASON CREEK		
468	INV	S	25 20 47	W	78.75	57358.38870	47237.15637	675	
							DOWNNS COR		
675	INV	N	81 58 30	W	64.62	57367.40963	47173.17231	1003	
							DOWNNS CORNER		
1003	INV	N	41 58 00	W	1176.23	58242.43510	46387.13958	1004	
							DOWNNS CORNER		
1004	INV	N	45 48 30	W	847.00	58832.84642	45779.83120	1569	
							DOWNNS		
1569	INV	N	0 13 30	E	191.10	59026.95280	45760.47075	694	
	RADIAL	S	16 38 38	W					
	DELTA		8 27 37	E					
	RADIALS					4323.00			
	TAX					82.35			
	-ABC					124.58			
	RADIAL	S	78 08 41	W					
	RP					51798.14436	46606.04862	116	
							ROAD RAD PT		
694	CROOK	S	74 37 20	E	124.36	58990.81863	45500.59050	693	
	TANAPT	S	75 51 19	E					
693	INV	S	75 51 19	E	680.32	58846.26802	46473.00931	692	
692	INV	S	54 51 00	E	114.60	58772.04823	46570.20899	1572	
							DOWNNS		
1572	INV	S	69 48 00	E	76.70	58751.86179	46642.19137	1573	
							DOWNNS		
1573	INV	S	31 16 00	E	36.30	58720.83394	46661.03183	1574	
							DOWNNS		
1574	INV	S	52 29 00	E	323.64	58523.73937	46917.73512	1575	
							DOWNNS		
1575	INV	S	36 44 00	E	65.80	58470.07074	46960.78297	1576	
							DOWNNS		
1576	INV	S	43 12 00	E	88.80	58403.33824	47021.57067	1577	

RECEIVED
 NOV 20 2012
 KITTITAS COUNTY
 CDS

455	INV	S	20	42	40	W	84.79	57865.73815	47493.48548	455
									MASON HEADGATE	
456	INV	S	51	36	40	W	30.49	57846.46683	47489.58836	457
									MASON CREEK	
457	INV	S	23	27	45	W	32.82	57816.54333	47458.60160	458
									MASON CREEK	
458	INV	S	77	52	54	W	20.27	57712.28893	47388.78378	459
									MASON CREEK	
459	INV	S	54	33	42	W	41.05	57783.87146	47371.48826	460
									MASON CREEK	
460	INV	S	44	33	41	W	43.86	57758.97303	47340.45544	461
									MASON CREEK	
461	INV	S	23	02	40	E	30.80	57707.02788	47352.43205	462
									MASON CREEK	
462	INV	S	64	04	27	W	01.07	57693.40804	47324.47048	463
									MASON CREEK	
463	INV	S	40	03	51	W	07.04	57841.88638	47281.12891	464
									MASON CREEK	
464	INV	S	1	22	12	W	131.73	57510.25850	47277.97708	465
									MASON CREEK	
465	INV	S	3	30	55	E	45.95	57464.37198	47280.79457	466
									MASON CREEK	
466	INV	S	0	32	08	E	35.09	57429.28526	47281.12253	467
									MASON CREEK	
467	INV	N	88	29	00	W	10.26	57429.55678	47270.86778	468
									MASON CREEK	
468	INV	S	25	20	47	W	78.76	57358.38870	47237.15837	675
									DOWNNS COR	
675	INV	N	83	38	30	W	04.82	57367.40983	47173.17231	1003
									DOWNNS CORNER	
1003	INV	S	33	56	00	W	87.28	58098.94072	46524.13380	1584
									DOWNNS CORNER	
1584	INV	N	87	10	00	E	373.18	58026.72517	46917.73512	1575
									DOWNNS	

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NO CLOSEFF ERROR area = 54106.05 sq ft 12.42000 ac
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