

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46709726

GUARANTEE

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: January 15, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.


Ellensburg, WA 98926

(509)925-1477


Authorized Signer

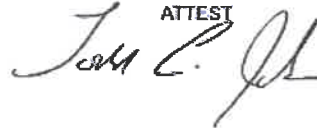
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



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

Subdivision Guarantee Policy Number: 72156-46709726

SUBDIVISION GUARANTEE

Order No.: 276936AM
Guarantee No.: 72156-46709726
Dated: January 15, 2019

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

Your Reference: NKA Alford Rd. and Look Rd.
Ellensburg, WA. 98926

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:

Parcels A and G of that certain Survey as recorded September 12, 2013 in Book 38 of Surveys, Pages 222 and 223, under Auditor's File No. 201309120004, records of Kittitas County, Washington; being a portion of Southwest Quarter of Section 7, Township 18 North, Range 19 East, W.M., records of said County.

Title to said real property is vested in:

Carlson & Carlson Farms, LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 276936AM
Policy No: 72156-46709726

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. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$44.71
Year: 2018
Parcel No.: 065236

7. Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$1,107.80
Year: 2018
Parcel No.: 16798

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. 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 Subdivision Guarantee Policy Number: 72156-46709726

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 Treasurer Office at (509) 962-7535 for their requirements.

10. The provisions contained in Waiver of Damages to the Kittitas Reclamation District, Instrument No.: Book 48 of Deeds, page 368.
As follows: "Said grantor, for itself and for its successors 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 or occasioned by the location, construction, maintenance and operation of an irrigation canal by grantee, its successors and assigns, over and across the premises herein conveyed."
11. 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.
12. The provisions contained in document between Jack R. Green and Martha E. Green, husband and wife, as grantors and Robert L. Woodworth and Sue T. Woodworth, husband and wife, as grantees,
Recorded: April 18, 1984,
Instrument No.: 478597.
As follows: "Grantors assume responsibility to relocate existing fence, if required, between the real property transferred herein and the real property, described under Kittitas County Auditor's File No. 478596."
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Richard R. Coleman and Gayle D. Colman, husband and wife.

Recorded: September 26, 1985
Instrument No.: 490902

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.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Olympic Pipeline Company, its successors and/or assigns
Purpose: To construct, maintain, operate, repair, alter or replace one and only one pipeline and simultaneously such other underground equipment and communication cables which may be necessary or incidental to the operation of remote controlled facilities and continuous monitoring of pipeline operation systems
Recorded: September 19, 1996
Instrument No.: 199609190015
Affects: A 20 foot strip of land
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: Olympic Pipeline Company, its successors and/or assigns
Purpose: To construct, maintain, operate, repair, alter or replace one and only one pipeline and simultaneously such other underground equipment and communication cables which may be

necessary or incidental to the operation of remote controlled facilities and continuous monitoring of pipeline operation systems

Recorded: September 19, 1996

Instrument No.: 199609190016

Affects: A 20 foot strip of land

16. The provisions contained in Book 26 of Surveys, pages 173 and 174,
Recorded: August 24, 2001,
Instrument No.: 200108240001.
As follows:
 - a) Location of fencelines in relation to boundary lines
 - b) Notes contained thereon
 - c) Easements and reservations shown thereon
17. The provisions contained in Survey in Book 38 of Surveys, pages 222 and 223,
Recorded: September 12, 2013,
Instrument No.: 201309120004.
As follows:
 - a) Location of fencelines along the Easterly boundaries in relation to property boundaries
 - b) Notes contained thereon.
18. 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: October 24, 2013
Instrument No.: 201310240017
19. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$843,151.32
Mortgagor: Carlson & Carlson Farms, LLC, a Washington limited liability company
Mortgagee: JLC Irrevocable Trust utd dated December 262012
Dated: November 3, 2014
Recorded: November 17, 2014
Instrument No.: 201411170049
20. 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 Mercer Creek, if it is navigable.
21. Any question of location, boundary or area related to the Mercer Creek, including, but not limited to, any past or future changes in it.
22. 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.

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.

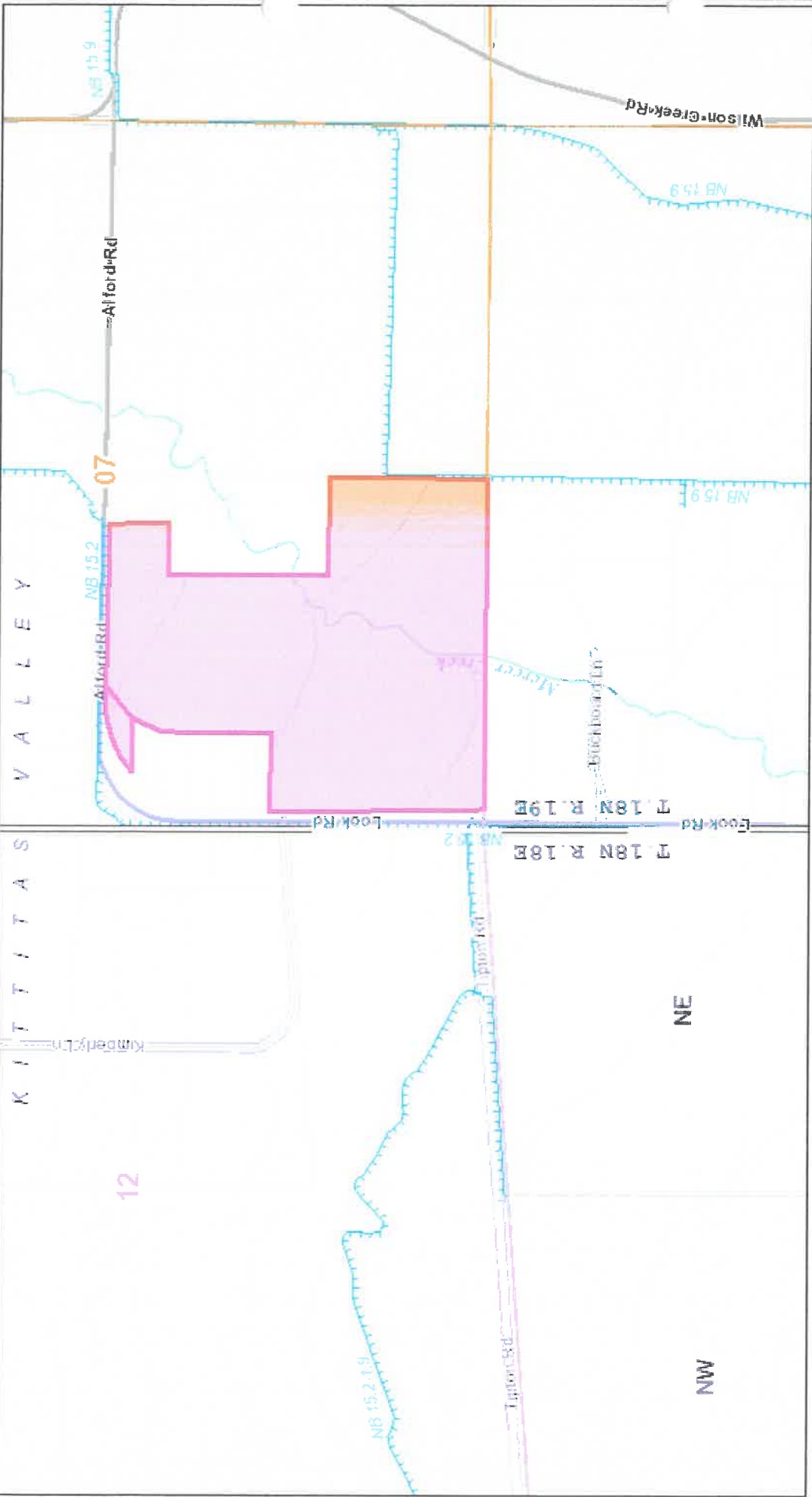
Subdivision Guarantee Policy Number: 72156-46709726

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: Parcels A and G, Book 38 of Surveys, Pgs 222-223; ptn SW Quarter Section 7, Township 18N, Range 19E.

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

Parcels A & G Alford Rd



Date: 11/17/2019

1 inch = 1,505 feet

Relative Scale 1:18,056

Disclaimer:
 Kititas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kititas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

