

SCHEDULE A

Stewart Title Guaranty Company
1000 SW Broadway, Ste. 1600
Portland, OR 97205

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
349426AM	9301-3718515	February 18, 2020 10:39AM	\$22,500.00	\$378.00

Address Reference: 305 Three Lakes Rd, Cle Elum, WA 98922

1. Name of Insured:

Bern Olds-Hilsenberg and Sarah Hilsenberg

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Bern Olds-Hilsenberg and Sarah Hilsenberg

4. The Land referred to in this policy is described as follows:

Lots 1, 2, 3 and 4, TIMBER VALLEY DIVISION I, as per plat thereof, recorded in Book 6 of Plats, pages 3 and 4, records of Kittitas County, State of Washington.

Parcel
582934

END OF SCHEDULE A

RECEIVED
FEB 20 2020
Kittitas Co. CDS

SCHEDULE B

Order No.: 349426AM Policy No.: 9301-3718515

EXCEPTIONS FROM COVERAGE

RECEIVED
FEB 20 2020

Kittitas Co. CDS

This policy does not insure against loss or damage, and the Company will not pay costs, attorney's fees, or expenses that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the public records.
2. (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.
3. 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.
4. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
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.
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. Liens, levies and assessments of the Timber Valley Maintenance Corporation.
9. Levies and assessments of the Kittitas Reclamation District, and the rights, powers and easements of said district as by law provided.

10. **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.

Parcel 582934

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$530.20
Tax ID #: 582934
Taxing Entity: Kittitas County Treasurer
First Installment: \$265.10
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$265.10
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Levy Code: 42
Land use/DOR code: 19
Land Value: \$55,050.00
Improvements: \$11,680.00

11. Easement for 'Nelson Ditch' as disclosed by various instruments of record. The legal description contained in said instruments is not sufficient to determine its exact location within said premises.
12. Easement for ditches in favor of Bartelomeo Bruno, et al, as referenced in Kittitas County Superior Court cause no. 8136. The legal description contained in said cause is not sufficient to determine its exact location within said premises
13. 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:
Granted To: Robert L. Davis
Recorded: February 18, 1972
Instrument No.: 373570
14. Agreement, including the terms and provisions thereof,
Recorded: May 15, 1973
Instrument No.: 382365
15. **TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS** contained in an easement serving said premises, as contained in instrument:
Recorded: April 29, 1973
Recording no.: 200838
16. Easements, reservations, notes and/or dedications as shown on the official plat of Timber Valley Division I
17. 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:
Granted To: Puget Sound Power and Light Company