



Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926
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Escrow Assistant: LaRee Click
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Title Officer: Dave Johnson
Phone: (509) 933-4324
E-mail: dave@kittitastitle.com

Reference: Harmon/Ahlers
Loan No.:

Order Number: 39331

2nd Report
**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

1. **Effective Date:** August 07, 2018 at 8:00 AM

2. **Policy Or Policies To Be Issued:**

(X) ALTA OWNER'S POLICY, (6/17/06)
(X) STANDARD () EXTENDED

Amount:	\$215,000.00
Premium:	\$903.00
Tax:	\$74.95
Total:	\$977.95

General Schedule Rate
(Underwriting fee = 11% percent of premium)

Proposed Insured:

John P. Ahlers and Lynn A. Ahlers, husband and wife

(Underwriting fee = 11% percent of premium)

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

Leslie L. Harmon and Velma M. Harmon, husband and wife

5. **The land referred to in this commitment is described in Exhibit "A":**

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 39331

Parcel 2C of that certain survey recorded October 23, 1997, in Book 23 of Surveys, Page 10, under Auditor's File No. 199710230011, records of Kittitas County, State of Washington; being a portion of the West half of Section 32, Township 20 North, Range 17 East, W.M., Kittitas County, State of Washington.

Abbreviated Legal: being a ptn of Sec 32, Twp 20N, Rge 17 E (Parcel 2C, B23/P10)

Purported Address:
1540 Hidden Valley Rd., Cle Elum. WA 98922

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

- A. Taxes or assessments which are not shown as existing liens by the public records.
- B. (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 (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.
- C. Extended coverage exceptions as follows:
 - (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Easements, claims of easement 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.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. 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.
- F. 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.

SPECIAL EXCEPTIONS FOLLOW

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I**

SPECIAL EXCEPTIONS

1. **IT IS OUR UNDERSTANDING that the proposed transaction will affect only a portion of the property as described herein. The report will be modified upon submission and review of the legal description of the parcel(s) to be insured.**
2. LIEN OF THE REAL ESTATE EXCISE SALES TAX and surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate is 1.53% and an additional County Real Estate Excise Tax Affidavit processing fee of \$5.00.
3. LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owners Association.
4. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owners Association.
5. **THE TAXES AS CURRENTLY ASSESSED include other property. The Kittitas County taxing authorities may not recognize a segregation created by the proposed transaction unless a parcel segregation is approved by said County and submitted to the Kittitas County Assessor's office.**
6. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Recorded: August 7, 2018
Recording No.: 201808070001

Said agreement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Refer to the record of said instrument for full particulars.
7. WATER SYSTEM AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Recorded: August 7, 2018
Recording No.: 201808070002

Refer to the record of said instrument for full particulars.
8. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):
Recorded: December 3, 1997
Recording no.: 199712030008
9. DECLARATION OF COVENANT (ONSITE SEPTIC SYSTEM) contained in instrument:
Recorded: March 31, 2017
Recording no.: 201703310013
10. GROUNDWATER MITIGATION CERTIFICATE AND THE TERMS AND CONDITIONS THEREOF:
Grantor: James P. Roan and Jan L. Roan
Grantee: Leslie L. Harmon and Velma M. Harmon
Recorded: March 31, 2017
Recording no.: 201703310014
11. DECLARATION OF COVENANTS for public water supplies and the terms and conditions thereof, contained in instrument:
Recorded: June 1, 2017
Recording no.: 201703010028

12. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230010
Book: 23
Page: 9

13. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: October 23, 1997
Recording no.: 19971230011
Book: 23
Page: 10

14. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: June 12, 2012
Recording no.: 200206120052
Book: 27
Page: 181

15. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

See next page for notes

NOTES:

NOTE 1: Upon the cancellation of this commitment, if no transaction is consummated in reliance thereon, the charge shall be reduced to an amount which, in the opinion of the Company, is reasonable compensation for work performed.

NOTE 2: General taxes for the year 2018 which have been paid.

Amount:	\$2,514.19
Levy code:	44
Land use/DOR code:	11
Map number:	20-17-32000-0004
Parcel number:	385635
Assessed value of land:	\$154,050.00
Assessed value of improvement:	\$132,080.00

Affects a portion of said premises

NOTE 3: General taxes for the year 2018 which have been paid.

Amount:	\$46.24
Levy code:	44
Land use/DOR code:	91
Map number:	20-17-31000-0018
Parcel number:	13602
Assessed value of land:	\$950.00
Assessed value of improvement:	\$0.00

Affects the remainder of said premises

END OF SPECIAL EXCEPTIONS

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART II**

The following are the requirements to be complied with:

ITEM (A) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

ITEM (B) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

NOTE: Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to Standardization of Recorded Documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder:

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 WHICH MUST APPEAR ON THE FIRST PAGE:

Title or titles 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 quarter section for unplatted).

Assessor's tax parcel number(s)

Return address which may appear in the upper left hand 3" top margin



Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
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Phone: (509) 933-4324
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Title Officer: Dave Johnson

Your Reference: Harmon/Ahlers

Order Number: 39331

Date: November 08, 2018

To:

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926

SUPPLEMENTAL NO. 1

To the 2nd Report

The following information affects the title to the property covered by our Preliminary Commitment, but is not intended to represent a complete report to date:

Title is now vested in:

Velma M. Harmon and The Heirs and Devisees of Leslie L. Harmon, deceased

The following paragraph number(s) 16 has (have) been added to our report:

IT IS OUR UNDERSTANDING THAT LESLIE L. HARMON IS NOW DECEASED. However, we find no evidence of record in Kittitas County that said party is in fact deceased or of a probate of the estate of said decedent. Therefore, the company will require the following prior to closing.

- (a) A completed, signed and acknowledged Lack of Probate Affidavit, the form and substance of which is subject to the approval of this company;
- (b) A copy of the decedent's last will. If the decedent did not leave a will, this should be so noted on the lack of probate affidavit;
- (c) A copy of the Community Property Agreement, if such existed. If not, this should be noted on the Lack of Probate Affidavit;
- (d) Proof of death of the decedent, made by recording of a Death Certificate in the office of the Kittitas County Auditor.

Further determination regarding said matter will be made upon submission and review of the attached affidavit.

Copies To:



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208 West 9th Avenue, Suite 6
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Phone: (509) 933-4324
Fax: (509) 933-4329

Title Officer: Dave Johnson

Your Reference: Harmon/Ahlers

Order Number: 39331

Date: November 26, 2018

To:

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926

SUPPLEMENTAL NO. 2

To the 2nd Report

The following information affects the title to the property covered by our Preliminary Commitment, but is not intended to represent a complete report to date:

Title is now vested in:

Velma M. Harmon, as her separate estate

Paragraph number(s) 16 of our Preliminary Commitment has (have) been eliminated.

Copies To: