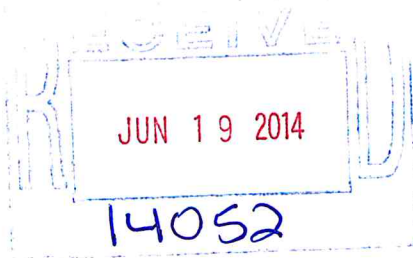


**Second Report  
Subdivision Guarantee**

Dated:

Attention: Rick  
Encompass Engineering  
108 E. 2nd Street  
Cle Elum, WA 98922



Charge: \$250.00  
Sales Tax: \$20.00  
Total: \$ 270.00

Order No. 32263

OWNERS: Raymond L. Biddle and Diana A. Biddle, husband and wife

**LEGAL DESCRIPTION:**

Parcel 1 of Survey filed in Book 27 of Surveys page 152 and recorded May 7, 2002, under Auditor's File No. 200205070001, Records of Kittitas County, Washington;

AND together with;

Commencing at the Northwest (NW) Corner of Parcel #1 as shown on record of Surveys as recorded in Book 27 of Surveys, page 152, records of Kittitas County, State of Washington; Thence North 86°19'54" East, along the North line of said Parcel #1, 485.62' to the point of beginning;

Thence North 3°40'06" West, 102.17';

Thence South 00°51'48" East, 102.29' to said North line of Parcel #1;

Thence North 86°19'54" East, 5.00' to the point of beginning.

Excepting there from;

Commencing at the Northwest (NW) Corner of Parcel #1 as shown on record of Surveys as recorded in Book 27 of Surveys, page 152, records of Kittitas County, State of Washington;

Thence North 86°19'54" East, along the North line of said Parcel #1, 485.62';

Thence North 3°40'06" West, 102.17' to the point of beginning;

Thence continuing North 3°40'06" West, 97.34; to the South R/W line of SR-90;

Thence Southeasterly on a spiral curve to the left 5.03' to a point that bears North 00°51'48" West from the point of beginning;

Thence South 00°51'48" East, 95.6' to the point of beginning.

Together with an easement for ingress, egress and utilities, 30 feet in width as delineated on that certain Survey Recorded in Book 11 of Surveys at Page 70, and as further established by instruments recorded under recording numbers 465778 and 200006200023, Records of said

Kittitas County, Washington;

AND, Together with an easement for ingress and egress across the South 30 feet of Parcel 2 of said Survey filed in Book 27 of Surveys page 152 and recorded May 7, 2002, under Auditor's File No. 200205070001, and as reserved in instrument Recorded under Recording Number 200209170032, Records of said Kittitas County, Washington;

AND, Together with those certain easements conveyed by Warranty Deed recorded under Recording No. 199901290054 and described as set forth as parcels 2 and 3 below:

Parcel 2:

Nonexclusive right to utilize existing thirty (30) foot easement(s) as the same are reflected in Survey recorded under Kittitas County Auditor's File No. 586656, Book 21 of Surveys, page 133.

Parcel 3:

30 foot easement for ingress and egress located within the South 30 feet of the following described parcel:

All that portion of the Southeast  $\frac{1}{4}$  of Section 5, Township 19 North, Range 16 East, W.M., County of Kittitas, State of Washington, lying Southerly of the Southerly right of way line of Interstate 90;

EXCEPT that portion lying Westerly of the Easterly line of the Reiswig property as shown in that certain Survey, in Book 19 of Surveys, at page 242, Kittitas County Auditor's File No. 568686, records of Kittitas County, State of Washington and as such Easterly line of the Reiswig property is extended on its original course to the South line of Section 5, Township 19 North, Range 16 East, W.M.

EXCEPT that portion lying Easterly of a line parallel and 525.00 feet Easterly of said Easterly line of the Reiswig property as shown in that certain Survey in Book 19 of Surveys at page 242, Kittitas County Auditor's File No. 568686 and as such Easterly line of the Reiswig property is extended on its original course to the South line of Section 5, Township 19 North, Range 16 East, W.M.

Being a portion of the Northeast Quarter of Section 8, Township 19 North, Range 16 East, W.M., and of the Southeast  $\frac{1}{4}$  of Section 9, Township 19 North, Range 16 East, W.M., situated in the County of Kittitas, State of Washington

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to

the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

  
\_\_\_\_\_  
Steve Locati



Exhibit "B"

1. The legal description included in the application for title insurance has been modified as set forth herein to comply with the presumed intention of the parties to the transaction

We Note that the Legal Description contained in Quit Claim Deed Recorded under Recording Number 201405200014 appears to contain an error in a reference to North 86° 19' 54" 'West' where it appears that it should have stated 'East'. Said instrument should be rerecorded to correct the record.

2. GENERAL TAXES. The first half becomes delinquent after April 30<sup>th</sup>. The second half becomes delinquent after October 31<sup>st</sup>.

Year:	2014
Amount billed:	\$6,733.05
Amount paid:	\$3,366.53
Amount due:	\$3,366.52
Levy code:	43
Land use/DOR code:	11
Map number:	19-16-08010-0013
Parcel number:	031936
Assessed value of land:	\$138,000.00
Assessed value of improvement:	\$648,980.00

3. GENERAL TAXES. The first half becomes delinquent after April 30<sup>th</sup>. The second half becomes delinquent after October 31<sup>st</sup>.

Year:	2014
Amount billed:	\$1,770.38
Amount paid:	\$885.19
Amount due:	\$885.19
Levy code:	43
Land use/DOR code:	11
Map number:	19-16-05040-0020
Parcel number:	15551
Assessed value of land:	\$49,600.00
Assessed value of improvement:	\$154,280.00

4. LIABILITY TO FUTURE ASSESSMENTS levied by Kittitas Reclamation District.
5. THE MOBILE HOME(s) on the land insured herein is/are expressly excluded from the coverage provided herein.
6. NOTWITHSTANDING PARAGRAPH 4 of the insuring clauses of the policy, the access coverage provided in said paragraph 4 is subject to the insured's completion of the permitting process required by Kittitas Reclamation District and is further limited to the access allowed in that permit, subject to the terms, conditions and provisions therein, and payment of any fees required thereby.

Exhibit "B"

Affects a portion of said premises.

7. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:  
Reserved by: S.T. Packwood  
Recorded: May 8, 1907  
Recording no.: Volume 15 of Deeds, page 249  
As follows: Excepting and reserving unto the said parties of the first part, their heirs and assigns, forever, all coal and coal deposits upon or in said land, and also the use of such of the surface ground as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

Note: No examination has been made as to the current ownership of said mineral estate.

Affects that portion of said premises lying within Section 8.

8. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:  
Reserved by: Andre Kaprall and Julie Kaprall, husband and wife  
Recorded: July 1911 and March 24, 1915  
Recording no.: 30571, Volume 23 of Deeds, page 229 and 39953, Volume 27 of Deeds, page 71  
As follows: Excepting and reserving therefrom all coal underlying the surface of the above described premises and the use of such surface ground as may be necessary for mining the same.

Note: No examination has been made as to the current ownership of said mineral estate.

Affects that portion of said premises lying within Section 8.

9. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:  
Reserved by: Frank Carpenter and Norah Carpenter, husband and wife  
Recorded: August 28, 1945  
Recording no.: 184491, Volume 70 of Deeds, page 556  
As follows: All coal and minerals underlying the surface of the above described premises are reserved.

Note: No examination has been made as to the current ownership of said mineral estate.

Affects that portion of said premises lying within Section 8.

10. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:  
Reserving: Minerals  
Reserved by: Northwest Improvement Company  
Recorded: July 12, 1911  
Recording no.: 30095

Exhibit "B"

Being further reserved in that certain Deed in Fulfillment of Real Estate Contract Recorded under Recording Number 168938.

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

Affects that portion of said premises lying within Section 5.

11. WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE caused or arising by reason of the laying out, establishment and maintenance of the Kittitas Reclamation District Canal as provided by instrument recorded under recording no. 97630

Refer to the record of said instrument for full particulars.

12. EASEMENT, including terms and provisions contained therein:

Recorded: October 16, 1941  
Recording no.: 184579  
In favor of: United States of America  
For: Electric transmission lines and all other stated purposes  
Affects: Access easement

Affects that portion of said premises lying within Section 8.

13. EASEMENT, including terms and provisions contained therein:

Recorded: May 27, 1948  
Recording no.: 202124  
In favor of: The Pacific Telephone and Telegraph Company  
For: Underground Utilities and all other stated purposes  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

CONSENT TO RELOCATION OF EXISTING EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 23, 1965  
Recording Number: 320567  
Affects: Refer to said instrument for the exact location.

Refer to the record of said instruments for full particulars.

Affects that portion of said premises located in Section 5.

14. EASEMENT, including terms and provisions contained therein:

Recorded: June 20, 1952  
Recording no.: 231136  
In favor of: United States of America



Exhibit "B"

For: Electric transmission lines and all other stated purposes  
Affects: Access easement

Affects that portion of said premises lying within Section 8.

15. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS to light, view and air, together with the rights of access to and from the state highway constructed on lands conveyed by instrument:

Recorded: October 2, 1964  
Recording no.: 315938  
In favor of: The State of Washington

Affects that portion of said premises located in Section 5

16. EASEMENT, including terms and provisions contained therein:

Recorded: November 17, 1989  
Recording no.: 525197  
In favor of: Puget Sound Power and Light Company  
For: Underground Electric Transmission and/or Distribution System and all other stated purposes  
Affects: The South 30 feet of that portion of said premises lying within Section 5.

17. EASEMENT, including terms and provisions contained therein:

Recorded: December 22, 1989  
Recording No.: 525963  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
For: Electric transmission and/or distribution system and all other stated purposes  
Affects: West 10 feet that portion of said premises lying within Section 8.

18. 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: August 10, 1987  
Recording number(s): 506563

19. Any Claim or Damages arising from the use of the easements referenced in the legal description herein for properties in addition to the parcels of land that are appurtenant thereto in accordance with the grant of said easements of record.

Exhibit "B"

20. A RECORD OF SURVEY and matters relating thereto:

Recorded: April 21, 1983  
Recording no.: 469822  
Book: 11  
Page: 70

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

Recorded: August 5, 1985  
Recording no.: 489463  
Book: 14  
Page: 18 and 19

22. A RECORD OF SURVEY and matters relating thereto:

Recorded: July 2, 1987  
Recording no.: 505580  
Book: 15  
Page: 69

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

Recorded: August 17, 2000  
Recording no.: 200008170038  
Book: 25  
Page: 108

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

Recorded: May 7, 2002  
Recording no.: 200205070001  
Book: 27  
Page: 150

25. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

Between: United States of America  
And: Kittitas Reclamation District  
Dated: January 20, 1949  
Recording no.: 208267



