

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694279

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: May 15, 2015

Issued by:
AmeriTitle, Inc.
101 W Fifth Ellensburg, WA 98926
(509) 925-1477

Kately Osborne
Authorized Signer

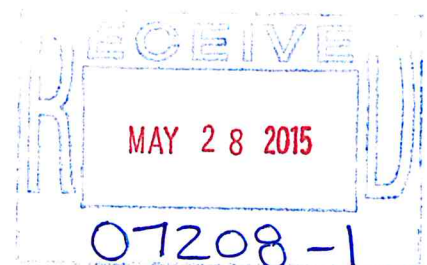


CHICAGO TITLE INSURANCE COMPANY

By: *[Signature]* President
ATTEST *[Signature]* Secretary

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

Subdivision Guarantee Policy Number: 72156-44694279



SUBDIVISION GUARANTEE

Order No.: 50537AM
Guarantee No.: 72156-44694279
Dated: May 15, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Encompass Engineering & Surveying

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:

Parcel E and F of that certain Survey as recorded May 14, 2008, in Book 35 of Surveys, page 42, under Auditor's File No. 200805140024, records of Kittitas County, Washington; being a portion of the West Half of Section 21, Township 21 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Arastou Monjazebe, as his separate estate
Arastou Monjazebe, as his separate estate

END OF SCHEDULE A

(SCHEDULE B)

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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. 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: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$8,333.91
Tax ID #: 21-14-21000-0006 (12048) Lot E
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,166.96
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$4,166.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

5. Tax Year: 2015
Tax Type: County
Total Annual Tax: \$585.08
Tax ID #: 21-14-21000-0007 (12049) Lot F
Taxing Entity: Kittitas County Treasurer
First Installment: \$292.54
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$292.54
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015
6. An easement and waiver of damages, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Road
Recorded: May 2, 1932
Instrument No.: 108988
Book 52, Page 220
Affects: A strip of land 50' in width, 25 feet on each side of the centerline of said Road in the West Half of the West Half of said Section 21
7. An easement and waiver of damages, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas County
Purpose: Widening and Relocation of Salmon LaSac Road
Recorded: May 23, 1941
Instrument No.: 161531
Book 63, Page 446
Affects: A strip of land 60 feet in width, being 30 feet on either side of the centerline for said Relocated Road
8. 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.
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: County of Kittitas
Purpose: Public Road Purposes
Recorded: July 29, 1992
Instrument No.: 551097
Affects: Salmon La Sac County Road
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Subdivision Guarantee Policy Number: 72156-44694279

Creek Timber Company, Inc., and BN Timberlands, Inc.).

Recorded: June 30, 1989
Instrument No.: 521473

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.

11. Agreement and the terms and conditions contained therein
Between: PCTC, INC., A Delaware corporation (formerly known as Plum Creek Timber Company, INC., AND BN Timberlands, INC.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware Corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
12. Partial waiver of surface use rights.
Dated: February 13, 1992
Recorded: April 8, 1996
Auditor's File No.: 199604080028
By: Meridian Oil Inc.
13. 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.
14. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
15. The provisions contained in Declaration of Covenant (Onsite Sewage System),
From: Arastou Monjazeb, his heirs, successors and assigns
Dated: June 23, 2010
Recorded: April 7, 2011,
Instrument No.: 201104070002.
As follows: "Grantor agrees and covenants that said Grantor, and Grantor's heirs, successors and assigns shall not plant or maintain, or suffer to be planted or maintained, any trees or shrubs over said septic systems' drainfields."
16. This Guarantee makes no assurances, nor makes any representation as to future insurability against lack of access to and from the described land.

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information

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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 No. 2: 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: Parcel E and F, Book 35 of Surveys, page 42, ptn of W Half of Section 21, Township 21N, Range 14E, W.M.

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