

SCHEDULE A

Order No.: 133639AM

1. Effective date: October 4, 2016 at 7:30 A.M

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy Standard Coverage Extended Coverage
(6-17-06)

Amount: \$540,000.00
Premium: \$1,223.00
Sales Tax: \$100.29

Proposed Insured:

Jensen Hay Farms, LLC, a Washington limited liability company

(b) ALTA Loan Policy Standard Coverage Extended Coverage
(6-17-06)

Amount: TBD
Premium: \$0.00

Endorsements: 8.1-06, 9-06 and 22-06 \$0.00

Proposed Insured:

TBD



3. FEE SIMPLE interest in the Land described in this Commitment is owned, at the Commitment Date, by:

Ritchie J. Brownlee, as his separate estate and Melissa J. Brownlee, as her separate estate

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

Tract 1:

Parcel A of that certain Survey as recorded July 28, 2000, in Book 25 of Surveys, pages 82 and 83, under Auditor's File No. 200007280104, records of Kittitas County, Washington; being a portion of the North Half of the Southwest Quarter of Section 36, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington; EXCEPT the right of way for Cascade Irrigation District Canal.

Tract 2:

The Southwest Quarter of the Southwest Quarter and the West 16.5 feet of the Southeast Quarter of the Southwest Quarter of Section 36, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. Right of way for Fourth Parallel County Road along the South boundary thereof;

2. That portion of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 36, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington and being described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said section; thence North $89^{\circ}39'53''$ East along the South line of said Southwest Quarter 1322.53 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North $01^{\circ}26'43''$ West along the East line of said Southwest Quarter of the Southwest Quarter 30.00 feet to the Northerly margin of Fourth Parallel Road and the true point of beginning; thence South $89^{\circ}39'53''$ West along said margin 269.79 feet to the center of a ditch as it exists July 19, 1994; thence along said center of ditch the following courses: North $00^{\circ}28'59''$ East 104.89 feet; North $14^{\circ}08'34''$ East 192.48 feet; thence North $16^{\circ}57'37''$ East 101.50 feet; thence North $18^{\circ}48'48''$ East 153.83 feet; thence North $30^{\circ}12'58''$ East 90.06 feet; thence North $01^{\circ}39'55''$ East 68.42 feet; thence North $13^{\circ}34'09''$ East 32.46 feet; thence North $30^{\circ}21'47''$ East 85.43 feet; thence North $35^{\circ}02'42''$ East 69.36 feet to a point on a line 16.50 feet Easterly of, and parallel to the East line of said Southwest Quarter of the Southwest Quarter; thence South $01^{\circ}26'43''$ East along said parallel line 841.10 feet to said Northerly margin of Fourth Parallel Road; thence North $89^{\circ}39'53''$ West along said Northerly margin 16.50 feet to the true point of beginning.

3. Parcels A, B, C and D of that certain Survey as recorded January 16, 2002, in Book 27 of Surveys, page 65, under Auditor's File No. 200201160035, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 36, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- e. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- f. 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: Ptn. N. Half of the SW Quarter of Section 36, Township 17 N, Range 19 E, W.M
- g. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Jensen Hay Farms LLC, a limited liability company.
- h. The company will require completion of an owner's affidavit and indemnity by the owners of the property herein described.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 3: According to the available County Assessor's Office records, the purported address of said land is:

NKA 4th Parallel Road, Ellensburg, WA 98926

Note No. 4: We would like to take this opportunity to thank you for your business, and inform you that your Title Officer is Anna Williams, whose direct line is (509) 925-1477, and your Escrow Officer is Schiree Minor, whose direct line is (509) 925-1477.

SCHEDULE B - SECTION II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
6. 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.
7. 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
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
9. 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: 2016
Tax Type: County
Total Annual Tax: \$4,999.34
Tax ID #: 070433
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,499.67
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$2,499.67
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Portion of Tract 1

Customer Reference
File No. 133639AM / Underwriter: Chicago Title Insurance Company

10. Tax Year: 2016
 - Tax Type: Irrigation
 - Total Annual Tax: \$115.00
 - Tax ID #: 070433
 - Taxing Entity: Kittitas County Treasurer
 - First Installment: \$57.50
 - First Installment Status: Paid
 - First Installment Due/Paid Date: April 30, 2016
 - Second Installment: \$57.50
 - Second Installment Status: Due
 - Second Installment Due/Paid Date: October 31, 2016
 - Affects: Portion of Tract 1
11. Tax Year: 2016
 - Tax Type: County
 - Total Annual Tax: \$999.37
 - Tax ID #: 619436
 - Taxing Entity: Kittitas County Treasurer
 - First Installment: \$499.69
 - First Installment Status: Paid
 - First Installment Due/Paid Date: April 30, 2016
 - Second Installment: \$499.68
 - Second Installment Status: Due
 - Second Installment Due/Paid Date: October 31, 2016
 - Affects: Portion of Tract 1
12. Tax Year: 2016
 - Tax Type: Irrigation
 - Total Annual Tax: \$964.50
 - Tax ID #: 619436
 - Taxing Entity: Kittitas County Treasurer
 - First Installment: \$482.25
 - First Installment Status: Paid
 - First Installment Due/Paid Date: April 30, 2016
 - Second Installment: \$482.25
 - Second Installment Status: Due
 - Second Installment Due/Paid Date: October 31, 2016
 - Affects: Portion of Tract 1
13. Tax Year: 2016
 - Tax Type: County
 - Total Annual Tax: \$301.60
 - Tax ID #: 17002
 - Taxing Entity: Kittitas County Treasurer
 - First Installment: \$150.80
 - First Installment Status: Paid
 - First Installment Due/Paid Date: April 30, 2016
 - Second Installment: \$150.80
 - Second Installment Status: Due
 - Second Installment Due/Paid Date: October 31, 2016
 - Affects: Tract 2

Customer Reference No.

File No. 133639AM / Underwriter: Chicago Title Insurance Company

14. The lien of real estate Excise Tax upon any sale of said premises, if unpaid.

- Properties located inside Kittitas County, the total rate is 1.53% of the total sales price

15. 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 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 Assessor's Office at (509) 962-7501 for their requirements.

16. 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.

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: T.T. Wilson

Purpose: Irrigation ditch

Recorded: May 7, 1910

Volume 20, Page 559

Affects: Tract 1 and other lands

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Cascade Irrigation District

Purpose: The construction of the irrigation canal, together with sufficient land on either side thereof for egress and ingress to maintain and repair the same Cascade Irrigation District.

Recorded: May 17, 1924

Instrument No.: 73068

Affects: Northwest Quarter of Southwest Quarter of Tract 1

19. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The State of Washington.

Recorded: January 28, 1943

Book: 65 of Deeds, Page 607

Instrument No.: 171532

Affects: West Half of the Southwest Quarter

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.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Cascade Irrigation District, an irrigation district

Purpose: Irrigation canal

Recorded: February 8, 1957

Instrument No.: 262219

Affects: Portion of the Northeast Quarter of the Southwest Quarter

Customer Reference No.

File No. 133639AM / Underwriter: Chicago Title Insurance Company

21. Pendency of Yakima County Superior Court Cause No. 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, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 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(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph 5C in the general exceptions which are printed on Schedule B herein. The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies

22. The provisions contained in Instrument,
Between: Arthur W. Lumsden, an unmarried man
And: Gary A. Benedict and Denise M. Benedict, husband and wife
Recorded: April 25, 1989,
Instrument No.: 520051.
As follows: Seller and purchaser understand that there exists across the property being purchased by purchaser a cement irrigation ditch which presently is used for the transportation of irrigation water for the benefit of the property purchased by the purchaser and the remaining approximate 80 acre parcel owned by the seller adjacent to the 40 acre parcel, which 80 acre parcel is generally described as follows:
The North Half of the Southwest Quarter of Section 36, Township 17 North, Range 19 East, W.M., Kittitas County, State of Washington.
23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 28, 2000
Book: 25 Pages: 82 and 83
Instrument No.: 200007280104
Matters shown:
a) Drainage ditch
b) Note No. 8: An irrigation easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
c) All other notes contained thereon.
Affects: Tract 1
24. Declaration of Agricultural Easement, and the terms and conditions thereof, executed by and between the parties herein named:
Between: Ritch Brownlee and Melissa Brownlee, husband and wife
Dated: April 16, 2004
Recorded : April 20, 2004
Auditor's File No.: 200404200018

Customer Reference No.

File No. 133639AM / Underwriter: Chicago Title Insurance Company

25. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: State of Washington
Lessee: EnCana Oil & Gas (USA) Inc., a Delaware corporation
Disclosed by: Recital in Assignment
Date: February 14, 2006
Recorded: July 12, 2006
Instrument No.: 200607120040
Affects: West Half of the Southwest Quarter and other land
26. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount \$250,000.00
Mortgagor: Richard J. Brownlee and Melissa J. Brownlee, husband and wife
Mortgagee: Cashmere Valley Bank
Dated: October 5, 2012
Recorded: October 9, 2012
Instrument No.: 201210090004
27. Terms and conditions of decree of Dissolution:
Entered: November 7, 2014
Superior Court Cause No.: 14-3-00028-2
Between Petitioner: Melissa J. Brownlee
And Respondent: Ritchie J. Brownlee
Which state in part as follows: The home located at 6231 Badger Pocket Rd. and farm shall be listed for sale immediately. Any proceeds from the sale of the home and farm shall be distributed by the closing agent as set forth in Paragraphs 3.2 and 3.3 above. Until the house and farm sell, respondent shall be responsible for any and all costs and expenses associated with the property.

END OF SCHEDULE B