

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47979402

UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida 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: February 17, 2022

Issued by:

AmeriTitle, LLC
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477

Laura Woodiwiss

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

Agnes M. P. L.

President

ATTEST

John C. J.

Secretary

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

Subdivision Guarantee Policy Number: 72156-47979402

UPDATED SUBDIVISION GUARANTEE

Order No.: 526758AM
Guarantee No.: 72156-47979402
Dated: April 13, 2022 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Assured: Pat Deneen

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:

TRACT 1:

Lots 3A and 3B, of EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, as per plat recorded May 15, 2018, in Book 12 of Plats, pages 224 through 227, under Auditor's File No. 201805150019, records of Kittitas County, State of Washington.

TRACT 2:

Lots 4A and 4F, of EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, as per plat recorded May 15, 2018, in Book 12 of Plats, pages 224 through 227, under Auditor's File No. 201805150019, records of Kittitas County, State of Washington.

Title to said real property is vested in:

Blue Jay Land Company, LLC, a Washington limited liability company, as to Lots 3A and 3B, Roslyn Ridge Recreation, LLC, a Washington limited liability company as to Lot 4A, D.K. Professional Consultants, Inc., a Washington Corporation, as to Lot 4F

END OF SCHEDULE A

(SCHEDULE B)

Order No: 526758AM
Policy No: 72156-47979402

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. 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
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. 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.

Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,500.95
Tax ID #: 960585 (Affects: Tract 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$750.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$750.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2022

7. Tax Year: 2022
 Tax Type: County
 Total Annual Tax: \$1,431.94
 Tax ID #: 960586 (Affects: Tract 1)
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$715.97
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2022
 Second Installment: \$715.97
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2022
8. Tax Year: 2022
 Tax Type: County
 Total Annual Tax: \$1,391.44
 Tax ID #: 960587 (Affects: Lot 4A)
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$695.72
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2022
 Second Installment: \$695.72
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2022
9. Tax Year: 2022
 Tax Type: County
 Total Annual Tax: \$1,591.61
 Tax ID #: 960592 (Affects: Lot 4F)
 Taxing Entity: Kittitas County Treasurer
 First Installment: \$795.81
 First Installment Status: Due
 First Installment Due/Paid Date: April 30, 2022
 Second Installment: \$795.80
 Second Installment Status: Due
 Second Installment Due/Paid Date: October 31, 2022
10. Liens, levies and assessments of the Roslyn Ridge Activity Center, Inc., a Washington corporation.
11. Liens, levies and assessments of The Village at Roslyn Ridge Condominium Association.
12. Liens, levies and assessments of the Roslyn Ridge Storage Facilities Association.
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.
 Recorded: September 17, 1906
 Instrument No.: 16604
 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.
14. 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: Winston Bros. Co.
 Recorded: January 16, 1933
 Instrument No.: 111285
 Book: 52 of Deeds, Page: 518

15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.
Recorded: August 15, 1941
Instrument No.: 163358
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.
16. 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: Sunny Lands Development Corporation
Recorded: May 10, 1971
Instrument No.: 367515

Assignment by instrument recorded under Auditor's File No. 374523.
17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Cascade Coal Company, a Washington Corporation.
Recorded: May 13, 1974
Instrument No.: 389655
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.
Affects: Northeast Quarter of Section 12 and other land
18. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from George H. Bartell, Jr., as his sole and separate estate.
Recorded: May 13, 1974
Instrument No.: 389657
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.
Affects: Northeast Quarter of Section 12 and other land
19. Easement Exchange Agreement, and the terms and conditions contained therein
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon
Recorded: August 9, 1984
Volume 209, Page: 379
Instrument No.: 481279
Affects: Southeast Quarter of the Northwest Quarter of Section 12
20. 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 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.
21. 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

22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Recorded: September 14, 1994
Instrument No.: 574976
Book 358, Page 1261
23. Partial waiver of surface use rights.
Recorded: April 8, 1996
Auditor's File No.: 199604080028
Executed by: Meridian Oil, Inc.
24. 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 Energy, Inc., a Washington corporation, its successors and assigns
Recorded: June 19, 2006
Instrument No.: 200606190058
25. Agreement and the terms and conditions contained therein
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation
And: Evergreen Valley LLC
Purpose: Roslyn Ridge Activity Center Agreement
Recorded: June 1, 2007
Instrument No.: 200706010052
26. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 28, 2004
Instrument No.: 200409280063
27. 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:
Executed By: Teanaway Ridge LLC, a Washington limited liability company
Recorded: June 2, 2006
Instrument No.: 200606020052
28. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 26, 2008
Instrument No.: 200806260017
29. 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: SSHI LLC, a Delaware limited liability company, dba D.R. Horton, as Declarant under the Declaration for Village as Roslyn Ridge, a Condominium
Recorded: December 12, 2008
Instrument No.: 200812120035

Said easement was relocated by document recorded December 11, 2017 under Auditor's File No. 201712110046.

30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recorded: August 18, 2016
Instrument No.: 201608180029
Affects: A portion of said premises
31. Agreement and the terms and conditions contained therein
Between: D.K. Professional Consultants, Inc., Teanaway Ridge, LLC
And: The public
Recorded: April 24, 2018
Instrument No.: 201804240011
32. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D.- Parcel B, Division 2,
Recorded: May 15, 2018
Book: 12 of Plats, Pages: 224 through 227
Instrument No.: 201805150019
Matters shown:
 - a) Dedication thereon
 - b) Notes thereon
 - c) Utility easements 10 feet in width, parallel with road frontage
33. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 22, 2018
Instrument No.: 201806220054
34. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 28, 2018
Instrument No.: 201806280046
35. A Memorandum and Notice of Lien with the terms and conditions contained therein:
Recorded: March 11, 2021
Instrument No.: 202103110058
36. A Memorandum and Notice of Lien with the terms and conditions contained therein:
Recorded: April 5, 2021
Instrument No.: 202104050014

END OF EXCEPTIONS

Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- b. 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: Lots 3A, 3B, 4A and 4F, EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, Book 12 of Plats, pgs 224-227

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