

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322128

2nd 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: May 24, 2024 at 7:30 a.m.

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature of President]

President

ATTEST

[Signature of Secretary]

Secretary

Subdivision Guarantee Policy Number: 72156-48322128

2nd UPDATED SUBDIVISION GUARANTEE

Order No.: 597572AM
Guarantee No.: 72156-48322128

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

Dated: May 24, 2024 at 7:30 a.m.

Your Reference: Roslyn Ridge West

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:

Parcel G of that certain Survey as recorded October 6, 2023, in Book 45 of Surveys, pages 234 through 237, under Auditor's File No. [202310060039](#), records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 of that certain Survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. [200604170033](#), records of Kittitas County, Washington; being a portion of the West Half of the West Half of Section 1, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Parcel 3:

Parcel 1 of that certain Survey as recorded January 10, 2019, in Book 41 of Surveys, pages 228 through 231, under Auditor's File No. [201901100003](#), records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 1 and a portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Blue Jay Land Company, LLC, a Washington Limited Liability Company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-48322128

(SCHEDULE B)

Order No: 597572AM
Policy No: 72156-48322128

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: 2024
Tax Type: County
Total Annual Tax: \$2,623.28
Tax ID #: 20202
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,311.64
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$1,311.64
Second Installment Status: Partially Paid
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Subdivision Guarantee Policy Number: 72156-48322128

Tax Type: County
Total Annual Tax: \$63.85
Tax ID #: 12065
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.93
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$31.92
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$58.49
Tax ID #: 171934
Taxing Entity: Kittitas County Treasurer
First Installment: \$29.25
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$29.24
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950570
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950761
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County

Total Annual Tax: \$463.89
Tax ID #: 950762
Taxing Entity: Kittitas County Treasurer
First Installment: \$231.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$231.94
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950583
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950582
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$139.11
Tax ID #: 950581
Taxing Entity: Kittitas County Treasurer
First Installment: \$69.56
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$69.55
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90

Tax ID #: 950584
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950585
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950586
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950587
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950588

Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950589
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950590
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950591
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$519.89
Tax ID #: 950592
Taxing Entity: Kittitas County Treasurer

First Installment: \$259.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$259.94
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950593
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950594
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950595
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$139.11
Tax ID #: 950596
Taxing Entity: Kittitas County Treasurer
First Installment: \$69.56

First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$69.55
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$155.90
Tax ID #: 950597
Taxing Entity: Kittitas County Treasurer
First Installment: \$77.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$77.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024
Tax Type: County
Total Annual Tax: \$211.90
Tax ID #: 950598
Taxing Entity: Kittitas County Treasurer
First Installment: \$105.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2024
Second Installment: \$105.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024

7. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. 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.

9. Liens, levies and assessments of the Mountain Ridge Resort Communities Owner's Association as shown in Declaration of Covenants recorded under Auditor's File No. [200409010047](#) and [2004092800063](#) and [200412300040](#).
10. Liens, levies and assessments of the Roslyn Ridge Activity Center as shown in Roslyn Ridge Activity Center Agreement recorded under Auditor's File No. [200706010052](#).
11. Water connection/hook-up fee as shown in Declaration of Covenants recorded under Auditor's File No. [200409010047](#) and [2004092800063](#) and [200412300040](#).
12. Possible sewer connection fee as shown in Declaration of Covenants recorded under Auditor's File No. [200409010047](#) and [2004092800063](#) and [200412300040](#).
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.

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Recorded: February 25, 1901

[Book: 1 of Deeds, Page 467](#)

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. The provisions contained in Instrument,
Recorded: September 17, 1906,
Instrument No.: [16604](#).
As follows: "The grantors hereby grant to the grantee its successors and assigns, the right and power of making and maintaining such air shafts and drains as may be necessary to the working and mining of said coal deposits. The said grantee agrees to make reasonable compensation for damages done to the house and barn of said grantors by the said air shafts, and agrees to maintain said air shafts and drains in proper condition. Access to said air shafts and drains is granted to said grantee its successors, and assigns and agents provided it shall not be made a traveling way. The grantors expressly waive all claims to lateral, adjacent, and subjacent support and agree not to hold the grantee, its successors or assigns liable for any injury to the surface or buildings arising from any depression or subsidence of the surface due to the use of the underlying soil for mining purposes. The grantors agree to maintain necessary drains and to use the surface so as not to interfere with or injure the grantees or its successors' mines, shafts, or tunnels."
15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Busy Bee Mining and Development Company.
Recorded: September 24, 1908
Book: 18, Page 102
Instrument No.: [22056](#)
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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Fuel Company.
Dated: December 16, 1916
[Book: 31 of Deeds, Page 132](#)
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.
17. Reservations as set forth in Deed recorded January 17, 1917 as Document No. [44916](#) from A.G. Perry to the Roslyn Fuel Company.
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: The Roslyn Fuel Company
Purpose: Coal and other minerals
Recorded: January 17, 1927
Instrument No.: [44916](#)
Book 31 of Deeds, Page 153
Affects: A portion of said premises
19. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Roslyn Fuel Company.
Recorded: December 22, 1927
[Book: 46 of Deeds, Page 94](#)
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: County of Kittitas, State of Washington
Purpose: Right of way

Recorded: May 6, 1931
[Book 49 of Deeds, Page 382](#)

21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Winston Bros. Co.
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises
Recorded: January 16, 1933
Instrument No.: [111285](#)
Volume 52 of Deeds, Page 518
22. 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.
23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: A. Whitner Allen and Marian R. Allen, his wife
Purpose: Pipeline for water
Recorded: June 25, 1964
Instrument No.: [313648](#)
Volume 115, Page 597
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife; A. Whitner Allen and Marian R. Allen, his wife; Milton C. Young and Violette M. Young, his wife; Orval C. Scott and Geraldine Scott, his wife; Ray E. Cottet and Jean M. Cottet, his wife; Anthony G. Sandona and Loretta M. Sandona, his wife; and Walter F. Miller and Laurita B. Miller, his wife
Purpose: Ingress and egress of an access road
Recorded: April 2, 1965
Instrument No.: [319989](#)
Volume 118, Page 269
25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, his wife; Delbert H. Swap and Marion L. Swap, his wife; and Albert Galanti and Leah A. Galanti, his wife
Purpose: Ingress and egress of an access road
Recorded: August 19, 1966
Instrument No.: [332170](#)
Volume 123, Page 50
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, husband and wife, and Clarence Anderson, a single person
Purpose: Access road
Recorded: October 16, 1968

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Instrument No.: [350491](#)
Volume 131, Page 21

27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Corporation
Purpose: Water main pipeline
Recorded: May 10, 1971
Instrument No.: [367514](#)

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Corporation
Purpose: Water main pipeline
Recorded: May 10, 1971
Instrument No.: [367515](#)

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

Agreement to Realign a Water Line Easement recorded June 20, 2019, under Auditor's File No. [201906200023](#).

29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Company, a Washington corporation
Purpose: Constructing, installing, repairing, maintaining and operating a water pipe line and all necessary connections and appurtenances thereto and includes the rights of ingress and egress for the purpose of enjoying said easement
Recorded: May 10, 1971
Instrument No.: [367516](#)
Volume 20, Page 261

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

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: Sunny Lands Development Corporation, a Washington corporation
Purpose: Water Main pipeline
Recorded: May 10, 1971
Instrument No.: [367517](#)
Volume 20, Page 264

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

31. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife
Purpose: Pipeline for water
Recorded: October 18, 1972

Instrument No.: [378668](#)
Volume 34, Page 293

32. 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: Robert C. Leander and Betty H. Leander, his wife, and their heirs, successors and assigns
Recorded: November 3, 1972
Instrument No.: [378919](#)
Book: 34, Page: 648
33. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted to: Delbert Harold Swap and marion Lenore Swap, his wife, and Albert Galanti and Leah Annette Galanti, his wife
Purpose: Ingress and egress
Recorded: December 12, 1972
Instrument no.: [379565](#) and other various deeds of record
Volume 35, page 600
34. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, his wife
Purpose: Access road
Recorded: October 20, 1975
Instrument No.: [400601](#)
Volume 65, Page 568
35. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Roslyn Telephone Company, a Washington corporation
Purpose: To construct, reconstruct, operate and maintain a telephone line or system
Recorded: July 2, 1981
Instrument No.: [453292](#), [453293](#), [453294](#), [453295](#), [453298](#), [453299](#)
Volume 150, Pages 642 through 645
36. 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](#)
37. 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.
38. 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](#)

39. 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 Power & Light Company, a Washington corporation
Recorded: September 14, 1994
Instrument No.: [574976](#)
Book: 358, Page: 1261
40. Partial waiver of surface use rights.
Recorded: April 8, 1996
Auditor's File No.: [199604080028](#)
Executed by: Meridian Oil, Inc.
41. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pineloch Sun Beach Club, Inc
Purpose: A water pipeline
Recorded: September 27, 1999
Instrument No.: [199909270010](#), [199909270011](#), and [199909270012](#).
42. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company, L.P., its successors and assigns
Purpose: Ingress, egress and utilities
Recorded: December 30, 1999
Instrument No.: [199912300037](#)
- Said instrument further provides in part as follows:
"Said easement may be relocated and developed at Grantee's expense with the approval of Grantor, which shall not be unreasonably withheld."
Assignment of Easement rights recorded under Auditor's File No. [201412180026](#)
43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timberland, L.P., a Delaware limited partnership, successor by merger to Plum Creek Timber Company, L.P., and its successors
Recorded: December 27, 2000
Instrument No.: [200012270001](#)
44. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Hamberlin Short Plat,
Recorded: May 22, 2001
Book: F of Short Plats Pages: 158 and 159
Instrument No.: [200105220008](#)
Matters shown:
a) Utility easement designated as Parcel B
b) Encroachment of existing fence lines into that portion of said premises designated as Parcel B
c) Power pole easement within and outside the East boundary of said Parcel B
d) Notes contained thereon
e) Dedication thereon
45. Rights of owners within the Southwest Quarter of the Southwest Quarter of Section 1 and within the Northwest Quarter of Section 12, Township 20 North, Range 14 East, to use existing gravel road located within the subject property as disclosed by Survey recorded in Book 29 of Surveys, pages 47 and 48, under Auditor's File No. [200308180073](#)

46. Declaration of Covenant, 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 9, 2004

Instrument No.: [200406090015](#)

47. 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 1, 2004

Instrument No.: [200409010047](#)

48. 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](#)

Modification(s) of said covenants, conditions and restrictions

Recorded: September 30, 2005

Instrument No.: [200509300132](#)

Further modifications of said covenants, conditions and restrictions

Recorded: June 28, 2008

Instrument No.: [200806260017](#)

Said Declaration was extended to the subject property by document [201808070022](#) and by [202009280091](#).

Further modifications of said covenants, conditions and restrictions

Recorded: August 7, 2018

Instrument No.: [201808070022](#)

Further modifications of said covenants, conditions and restrictions

Recorded: September 28, 2020

Instrument No.: [202009280091](#)

49. Access and Utilities Easement Agreement and the terms and conditions contained therein
Between: Teanaway Ridge LLC, Ronald Mill Site IV Inc., R&R Heights Company, Inc. and Cle Elum Resources Company, LLC

Recorded: October 29, 2004

Instrument No.: [200410290131](#)

50. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by Evergreen Ridge P.U.D. Phase 1 - Division 1

Recorded: September 7, 2004

Instrument No.: [200409070067](#)

Matters shown:

a) Notes contained thereon

51. 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: November 19, 2004

Instrument No.: [200411190054](#)

52. 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: December 30, 2004
Instrument No.: [200412300040](#)
53. 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: December 30, 2004
Instrument No.: [200412300041](#)
54. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 17, 2006
Book: 32 Pages: 134 through 137
Instrument No.: [200604170033](#)
Matters shown:
a) Shaded area designated as "Disputed Ownership"
b) Notes contained thereon
55. 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](#)
56. Roslyn Ridge Activity Center Agreement and the terms and conditions contained therein
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation
And: Evergreen Valley LLC
Recorded: June 1, 2007
Instrument No.: [200706010052](#)

Said Agreement was extended to the subject property by document [201808070022](#) and document [202009280091](#).
57. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: May 20, 2008
Instrument No.: [200805200038](#)
58. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: SSHI LLC, a Delaware Limited Liability Company
Recorded: December 12, 2008
Instrument No.: [200812120035](#)
59. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: DeAnn Reeves, an unmarried individual
Purpose: Ingress and egress
Recorded: May 13, 2010
Instrument No.: [201005130006](#)
60. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Allen and Gayla Barton, husband and wife

Purpose: Ingress and egress
Recorded: June 22, 2010
Instrument No.: [201006220030](#)

61. Quitclaim, Assignment and Assumption of Easement Rights, including the terms and provisions thereof,
Recorded: December 18, 2014
Instrument No.: [201412180025](#)
Between: Plum Creek Timberlands, L.P.
And: Central Cascades Forests, LLC
62. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kirk Keppler and Joni Keppler
Recorded: February 17, 2016
Instrument No.: [201602170003](#)
63. 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 A, Division 1,
Recorded: August 7, 2018
Book: 12 of Plats, Pages: 242 through 246
Instrument No.: [201808070013](#)
Matters shown:
 - a) 40' Rockberry Loop
 - b) Easement provisions
 - c) Notes contained thereon
64. 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., a Washington corporation
Purpose: Utility systems
Recorded: August 20, 2018
Instrument No.: [201808200058](#)
65. 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 Page: 224 through 227
Instrument No.: [201805150019](#)
Matters shown:
 - a) Easement provision
 - b) Notes contained thereon
66. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 10, 2019
Book: 41 of Surveys, Pages: 228 through 231
Instrument No.: [201901100003](#)
Matters shown:
 - a) 55' radius cul-de-sac
 - b) Notes contained thereon
67. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Rockberry Loop Plat,
Recorded: May 21, 2019
Book: 13 of Plats Pages: 30 through 35
Instrument No.: [201905210015](#)
Matters shown:
 - a) 40' access & utility Easement "W" herein dedicated
 - b) 40' access & utility Easement "R" herein dedicated

- c) 8 foot trail Easement "S" herein dedicated
 - d) 20' access & utility Easement "T" herein dedicated
 - e) 8 foot trail Easement "U" herein dedicated
 - f) Easement provision contained thereon
 - g) Notes contained thereon
68. Agreement and the terms and conditions contained therein
Between: Teanaway Ridge, LLC
And: Pineloch / Sun Beach Club, Inc.
Purpose: Agreement to Realign a Water Line Easement
Recorded: June 20, 2019
Instrument No.: [201906200023](#)
69. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: April 10, 2020
Book: 42 of Surveys, Pages: 201 and 202
Instrument No.: [202004100036](#)
Matters shown:
a) Notes as contained thereon
70. A Memorandum of Notice of Lien with the terms and conditions contained therein:
Between: Teanaway Ridge LLC, a Washington Limited Liability Company; Evergreen Valley LLC, a Washington Limited Liability Company; DK Professional Consultants, Inc., a Washington Corporation; PQD Construction Inc., a Washington Corporation; Ronald Mill Site One, Inc., a Washington Corporation; Ronald Mill Site Two, Inc., a Washington Corporation; and Ronald Mill Site IV, Inc., a Washington Corporation
And: JKS Partners, L.P., a Missouri limited partnership
Which provides for royalty payments upon sale
Recorded: March 11, 2021 and April 5, 2021
Instrument No.: [202104050014](#) and [202103110058](#)

Affects: This and other property
71. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$140,000.00
Trustor/Grantor: Blue Jay Company, LLC, a Washington Limited Liability Company
Trustee: Chicago Title Company of Washington
Beneficiary: JKS Partners, L.P.
Dated: August 19, 2021
Recorded: September 2, 2021
Instrument No.: [202109020072](#)
Affects: A portion of said premises and other land

Appointment of Successor Trustee as disclosed by instrument,
Recorded: February 13, 2023
Instrument No.: [202302130007](#)
New Trustee: AmeriTitle
72. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Nicolas and Heather Trescases
Purpose: Access
Recorded: December 14, 2022

Instrument No.: [202212140012](#)

Affects: Portion of said premises and other land

73. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: October 6, 2023

Book: 45 Page: 234 through 237

Instrument No.: [202310060039](#)

Matters shown:

a) Easements thereon

b) Notes thereon

74. 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: Utilities

Recorded: April 24, 2024

Instrument No.: [202404240001](#)

Affects: Portion of said premises and other land

END OF EXCEPTIONS

Notes:

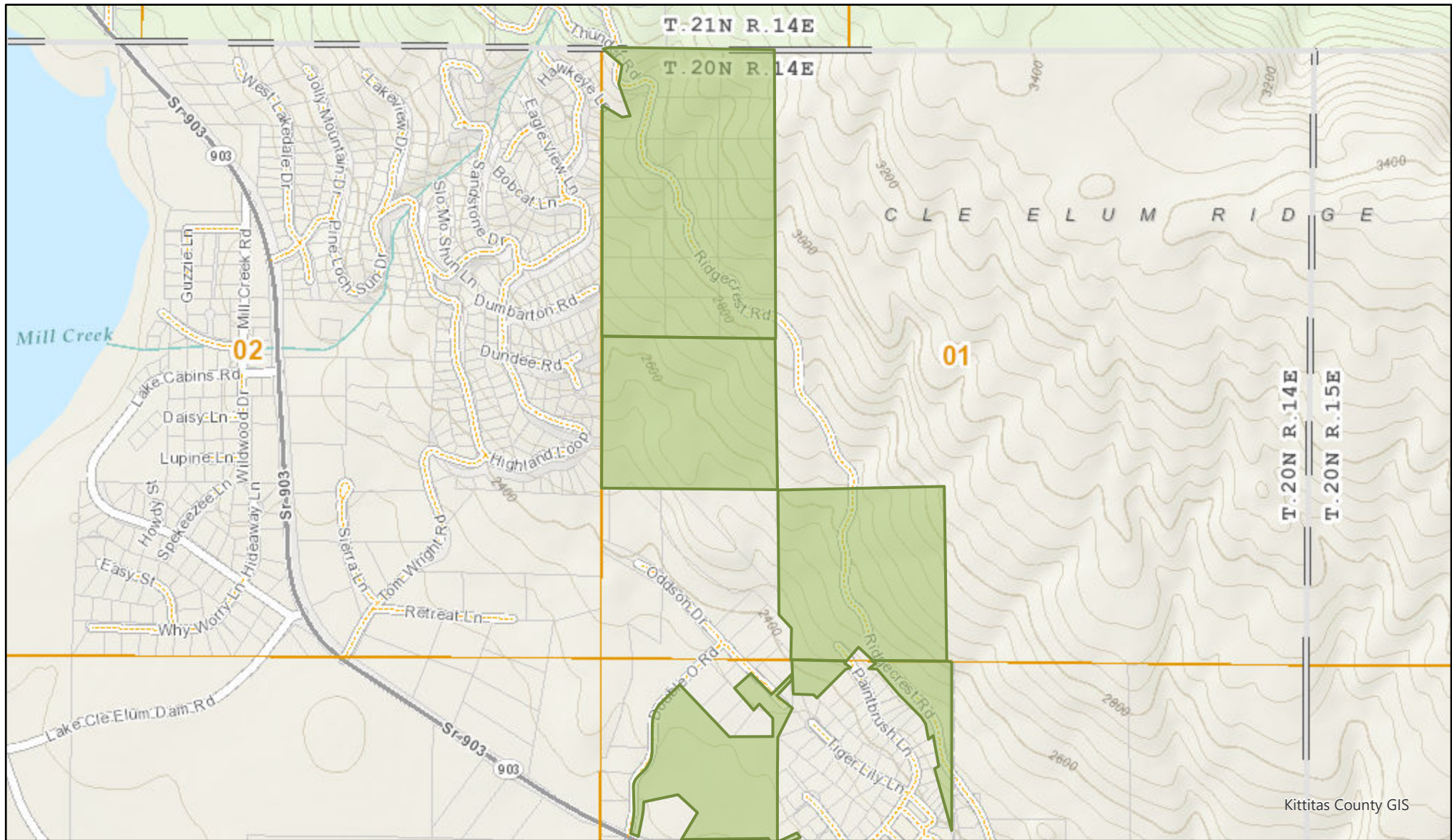
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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 G, Bk 45, pgs 234-237; being ptn NW Quarter Section 12; Parcel 1 & 3-23 Survey 32/134, being ptn Section 1, and Parcel 1 Survey 41/228, being ptn Sections 1 & 12, ALL IN Township 20N, 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

Assessor's Map



Date: 6/4/2024

1 inch equals 1,505 feet

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

0 0.15 0.3 0.6 mi

