

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625090

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.

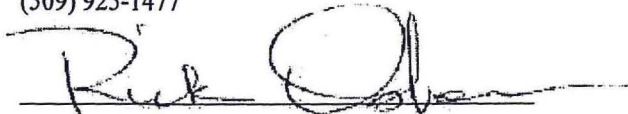
1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained 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: March 2, 2015

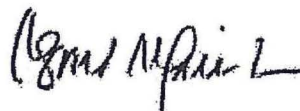
Issued by:

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



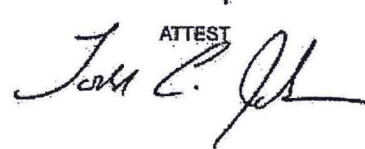
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: 

President



ATTEST


Secretary

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

RECEIVED
MAR 10 2015
K...ITAS...
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Subdivision Guarantee Policy Number: 72156-44625090

SUBDIVISION GUARANTEE

Order No.: 36480AM
Guarantee No.: 72156-44625090
Dated: March 2, 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:

Lot 12, Block A, PINE LOCH' SUN III, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 24 and 25, records of said County.

Title to said real property is vested in:

Diane R. Uzee-Larson, as her separate estate

END OF SCHEDULE A

(SCHEDULE B)

Order No: 36480AM
Policy No: 72156-44625090

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. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
5. 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: 2014
Tax Type: County
Total Annual Tax: \$99.10
Tax ID #: 20-14-12051-0112 (510234)
Taxing Entity: Kittitas County Treasurer

First Installment: \$49.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2014

Second Installment: \$49.55
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2014

6. 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
7. Liens, levies and assessments of the PineLoch Sun Beach Club.

Subdivision Guarantee Policy Number: 72156-44625090

8. 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 United States of America
Purpose: Electric Transmission line
Recorded: December 17, 1926 in Book 48, page 162 and recorded October 22, 1959 in Book 105, page 139.
Affects: A portion of the East Half of the Southeast Quarter of Section 12, Township 20 North, Range 14 E, W.M.
9. Agreement of Association and the terms and conditions contained therein
Executed by: PineLoch Sun Beach Club, Inc
Recorded: June 9, 1969
Instrument No.: 354680
10. The provisions contained in Plat of Pine Loch Sun III,
Recorded: June 9, 1969, in Book 5 of Plats, pages 24 and 25,
Instrument No.: 354683.
As follows: "The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

"In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation."

Amendment to said plat of Pine Loch Sun III, as recorded August 4, 2006 in Book 10 of Plats, page 135, under Auditor's File No. 200608040013, containing dedication provisions as follows:

"KNOW ALL MEN BY THESE PRESENTS: That the Pine Loch' Sun Beach Club, the undersigned owners, in fee simple of the roadways delineated on the Pine Loch Sun Division III Plat as per plat recorded in Book 5 of Plats, pages 24 and 25, under Auditor's File No. 354683, records of Kittitas County, State of Washington, do hereby plat and declare the roadways as shown on the aforementioned plat are private."

"As per variance granted by Kittitas County Public Works Department dated July 22, 2004 the building permits will not be affected by the privatization of the aforementioned roadways. Nothing on this plat amendment shall be construed to prevent Lot owners from obtaining building permits from Kittitas County due to the privatization of the roads contained in this plat."

11. Easements, reservations, notes and/or dedications as shown on the official plat of Pine Loch Sun III, recorded June 9, 1969 in Book 5 of Plats, pages 24 and 25, under Auditor's File No. 354683, as follows:
"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Subdivision Guarantee Policy Number: 72156-44625090

Pacific Northwest Bell Telephone Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

All permanent utility services shall be provided by underground service exclusively."

12. 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 9, 1969
Instrument No.: 354684
13. Agreement and the terms and conditions contained therein
Between: Sunny Lands Development Corporation and Roslyn Cascade Company
And: Pineloch Sun Beach Club, Inc.
Recorded: June 9, 1969, in Book 4, page 83
Instrument No.: 354685
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Constructing, installing, repairing, maintaining and operating a water pipe line and all necessary connections and appurtenances thereto
Recorded: July 9, 1969,
Instrument No.: 355300
Affects: The East 20 feet
15. Agreement and the terms and conditions contained therein
To: Puget Sound Power and Light Company, and their respective successors and assigns
Purpose: The right to enter said premises and to make repairs and the right to cut brush and trees which constitute a menace or danger to the electric transmission line located in street or road adjoining said premises
Recorded: July 23, 1970, in Book 13, page 593
Instrument No.: 362356
16. 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.
17. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land.
Dated: August 28, 2014
Vendor: Diane R. Uzee-Larson, as her separate property
Vendee: Linda J. Odegard, an unmarried woman
Recorded: September 3, 2014
Instrument No. 201409030002

Subdivision Guarantee Policy Number: 72156-44625090

18. Any right, title and interest of the owners of property adjoining on the East boundary of subject property as disclosed by information provided to the company as to the location of improvements onto the subject property.

END OF EXCEPTIONS

Notes:

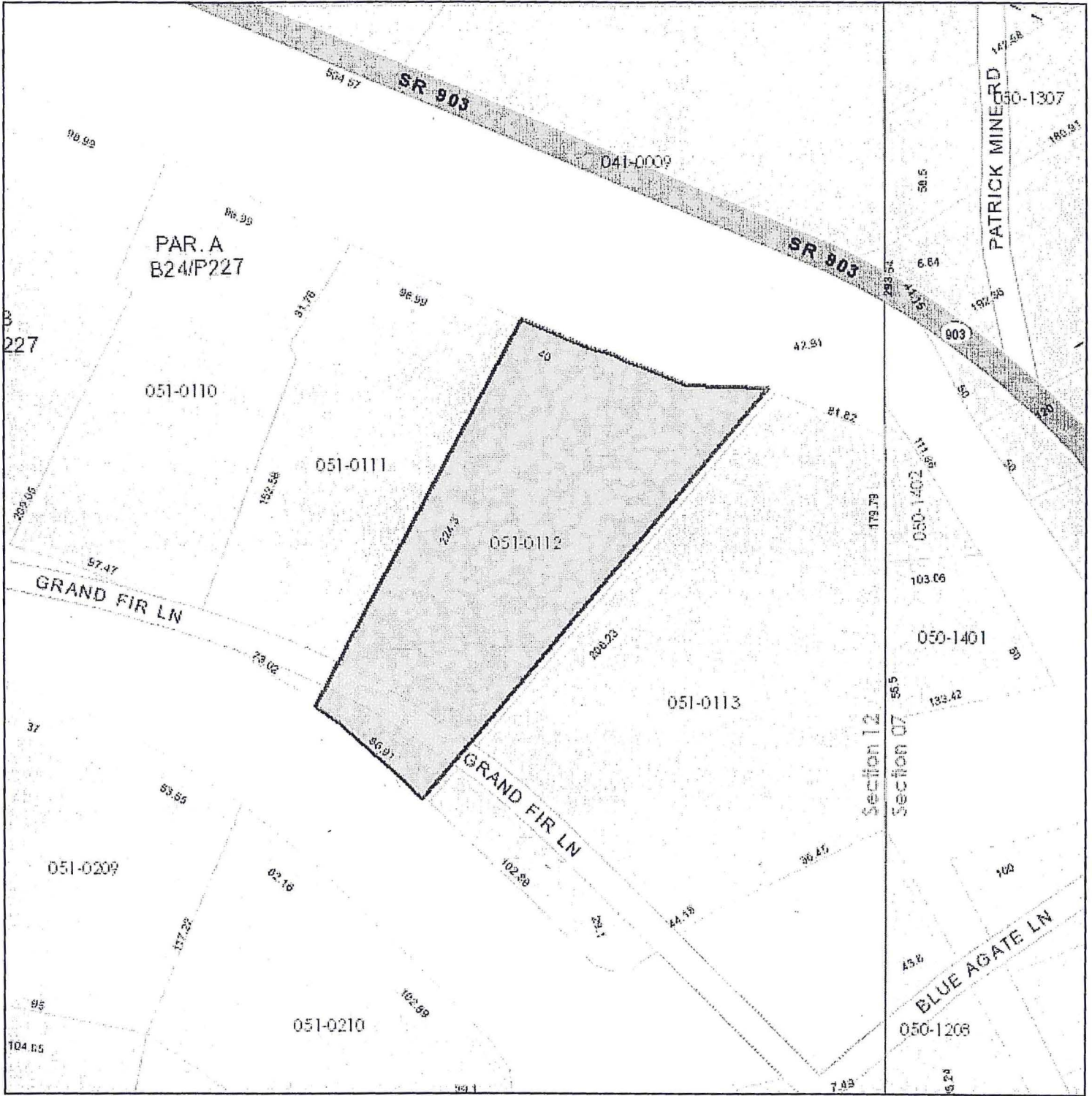
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance 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: Lot 12, Block A, PINE LOCH² SUN III, Book 5, pgs 24-25.

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

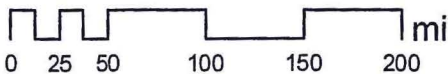
61 GRAND FIR LN



Date: 3/5/2015

1 inch = 94 feet
Relative Scale 1:1,128

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.



SUBDIVISION GUARANTEE

Guarantee No.: G-6329-000007353

Fee: \$300.00

Order No.: 36505

Dated: March 05, 2015

Issued by

STEWART TITLE GUARANTY COMPANY

Stewart Title Guaranty Company (the "Company"), guarantees the County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

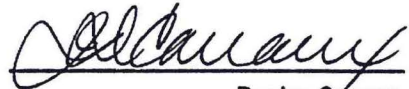


stewart
title guaranty company



Matt Morris
President and CEO

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926
Agent ID: 470098



Denise Carraux
Secretary

Guarantee
Serial No.

G-6329-000007353

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

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MAR 10 2015

KITTITAS COUNTY
CLERK

Updated SUBDIVISION GUARANTEE

Prepared by:
Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926

Order Number: 36505

Guarantee No.: G-6329-000007353

Effective Date: March 05, 2015 at 8:00 AM

Premium: \$300.00
Sales Tax: \$24.00
Total: \$324.00

OWNERS: Daniel C. Searls and Jeannette F. Searls, husband and wife

LEGAL DESCRIPTION:

Lot 13, Block A, PINELOCH/SUN DIVISION III, as per plat thereof recorded in Book 5 of Plats, pages 24 and 25, and as amended in Book 10 of Plats at page 135, records of Kittitas County, State of Washington.

SUBJECT TO:

1. FACILITY CHARGES, if any, including but not limited to hook-up, or connection charges and latecomer charges for water or sewer facilities of Water District #2.
2. FUTURE FACILITY CHARGES, if any, including but not limited to hook-up, or connection charges and latecomer charges for water or sewer facilities of Water District #2.
3. LIABILITY, IF ANY, TO ASSESSMENTS levied by Pineloch Sun Beach Club, Inc., a Washington Non-profit corporation.
4. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Pineloch Sun Beach Club, Inc., a Washington Non-profit corporation.
5. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year:	2015
Amount billed:	\$832.92
Amount paid:	\$0.00
Amount due:	\$832.92, plus interest and penalty, if delinquent
Levy code:	40
Land use/DOR code:	19
Map number:	20-14-12051-0113
Parcel number:	520234
Assessed value of land:	\$37,500.00
Assessed value of improvement:	\$63,320.00

6. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Daniel C. Searls and Jeannette F. Sears, husband and wife
Trustee: Northwest Trustee Services LLC
Beneficiary: Wells Fargo Bank, N.A.
Amount: \$122,500.00
Dated: July 29, 2014
Recorded: July 30, 2014
Recording No.: 201407300017
Loan No.: 0382526341

7. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS of the Pineloch Sun Beach Club Inc.

Recorded: June 2, 1969
Recording no.: 354680

8. EASEMENT, including terms and provisions contained therein:

Recorded: August 29, 1963
Recording no.: 311907
In favor of: Puget Sound Power and Light company
For: install, maintain, replace, remove and use an electric line
Affects: East half of South East quarter

Said instrument is a re-record of recording number(s). 307354.

9. EASEMENT, including terms and provisions contained therein:

Recorded: September 13, 1968
Recording no.: 349824
In favor of: George H. Bartell Jr.
For: two inch water main pipeline
Affects: Refer to the record of said instrument for full particulars.

10. EASEMENT, including terms and provisions contained therein:

Recorded: July 9, 1969
Recording no.: 355300
In favor of: George H. Bartell, Jr. and his successors
For: A four inch water main pipeline
Affects: The East 20 feet of Lots 12 and 13, Block A, Division III of Pineloch/Sun

Refer to the record of said instrument for full particulars.

11. EASEMENT, including terms and provisions contained therein:

Recorded: December 3, 1975
Recording no.: 401553
In favor of: Roy E. Baker and Deloris Baker
For: The purpose of constructing, installing, repairing , maintaining and operating a water pipeline
Affects: The East 5 feet

12. 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: June 9, 1969
Recording number(s): 354684
13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Roslyn Cascade Company
And: Sunny Lands Development Corporation
Recorded: June 09, 1969
Recording Number: 354682
Purpose: Refer to the record of said instrument for full particulars.
14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Roslyn Cascade Company, Sunny Lands Development A Corporation
And: Pineloch/Sun Beach Club, Inc.
Regarding: Development issues
Recorded: June 9, 1969
Recording No.: 354685
15. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS contained and/or delineated on the face of the plat recorded in Volume 5 of Plats at page(s) 24 and 25, and as amended in Book 10 of Plats at page 135 in Kittitas County, Washington.
16. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 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 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 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 as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

SUBDIVISION GUARANTEE

Order Number: 36505

Guarantee No.: G-6329-000007353

This Guarantee 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 opinion as to the marketability of title to the land.