

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46914431

RECEIVED
SEP 13 2019

GUARANTEE

Kittitas County CDS

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: August 9, 2019

Issued by:

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

Jaura Woodrines
Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: *Agnes Medina* President
ATTEST *Tom C. [Signature]* Secretary

Parcel 15
Received By: Encompass

AUG 14 2019

Engineering and Surveying

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

Subdivision Guarantee Policy Number: 72156-46914431

SUBDIVISION GUARANTEE

Order No.: 314537AM
Guarantee No.: 72156-46914431
Dated: August 9, 2019

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

Your Reference:

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel 15 of that certain Survey as recorded November 1, 2005, in Book 31 of Surveys, pages 231 through 235, under Auditor's File No. 200511010073, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 3, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Steven Benjamin Faubion and Peggy A Faubion, a married couple

END OF SCHEDULE A

(SCHEDULE B)

Order No: 314537AM
Policy No: 72156-46914431

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: 2019
Tax Type: County
Total Annual Tax: \$7,530.49
Tax ID #: 949800
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,765.25
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$3,765.24
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

7. Liens, levies and assessments of the Granite Creek Owner's Association.

Subdivision Guarantee Policy Number: 72156-46914431

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: United States of America
Purpose: Roads
Recorded: June 2, 1975
Instrument No.: 397236
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the South Half of the North Half and the North Half of the Southwest Quarter of said Section 3.
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Roads
Recorded: November 19, 1975
Instrument No.: 401257
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across the South Half of the North Half and of the North Half of the Southwest Quarter of said Section 3.
10. 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.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Roads
Recorded: June 13, 1980
Instrument No.: 442514
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the Northeast Quarter of the Southwest Quarter and of the West Half of the Southwest Quarter of said Section 3.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Roads
Recorded: August 8, 1985
Instrument No.: 489559
Affects: A strip of land 33 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills over and across a portion of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of said Section 3.

13. 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 and February 20, 1998
Instrument No.: 521473 and 199802200001

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. 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 grantor, 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

15. 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 Timberlands, L.P., a limited partnership of the State of Delaware, its successors and/or assigns

Purpose: Reconstruction, use and maintenance of existing roads

Recorded: December 14, 1999

Instrument No.: 199912140033

Affects: A strip of land sixty (60') feet in width with such additional widths as may be necessary for needed cuts and fills affecting a portion of said premises.

16. 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: August 17, 2000

Instrument No.: 200008170002

Modification(s) of said covenants, conditions and restrictions

Recorded: February 23, 2004

Instrument No: 200402230043

Affidavit of Correction recorded December 28, 2004, under Auditor's File No. 200412280040.

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

Executed By: At Fowler Creek LLP

Purpose: Ingress, egress and utilities

Recorded: August 17, 2000

Instrument No.: 200008170003

Affidavit of Correction recorded December 28, 2004, under Auditor's File No. 200412280040.

18. 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: July 5, 2002
Instrument No.: 200207050013

Modification(s) of said covenants, conditions and restrictions
Recorded: August 3, 2006
Instrument No: 200608030016
19. 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: Granite Creek Ranches
Recorded: July 5, 2002
Instrument No.: 200207050013
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 1, 2005
Book: 31 of Surveys, Pages: 231 and 235
Instrument No.: 200511010073
Matters shown:
a) 60' access and utility easement
21. 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.
Executed By: Kevin Merrell (Rachel Enterprises)
Recorded: May 3, 2010
Instrument No.: 201005030044
22. The right of the United States of America, acting through the U.S. Forest Service or any of its agencies, to regulate or limit the right of access to and from said premises.

END OF EXCEPTIONS

Notes:

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.

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.

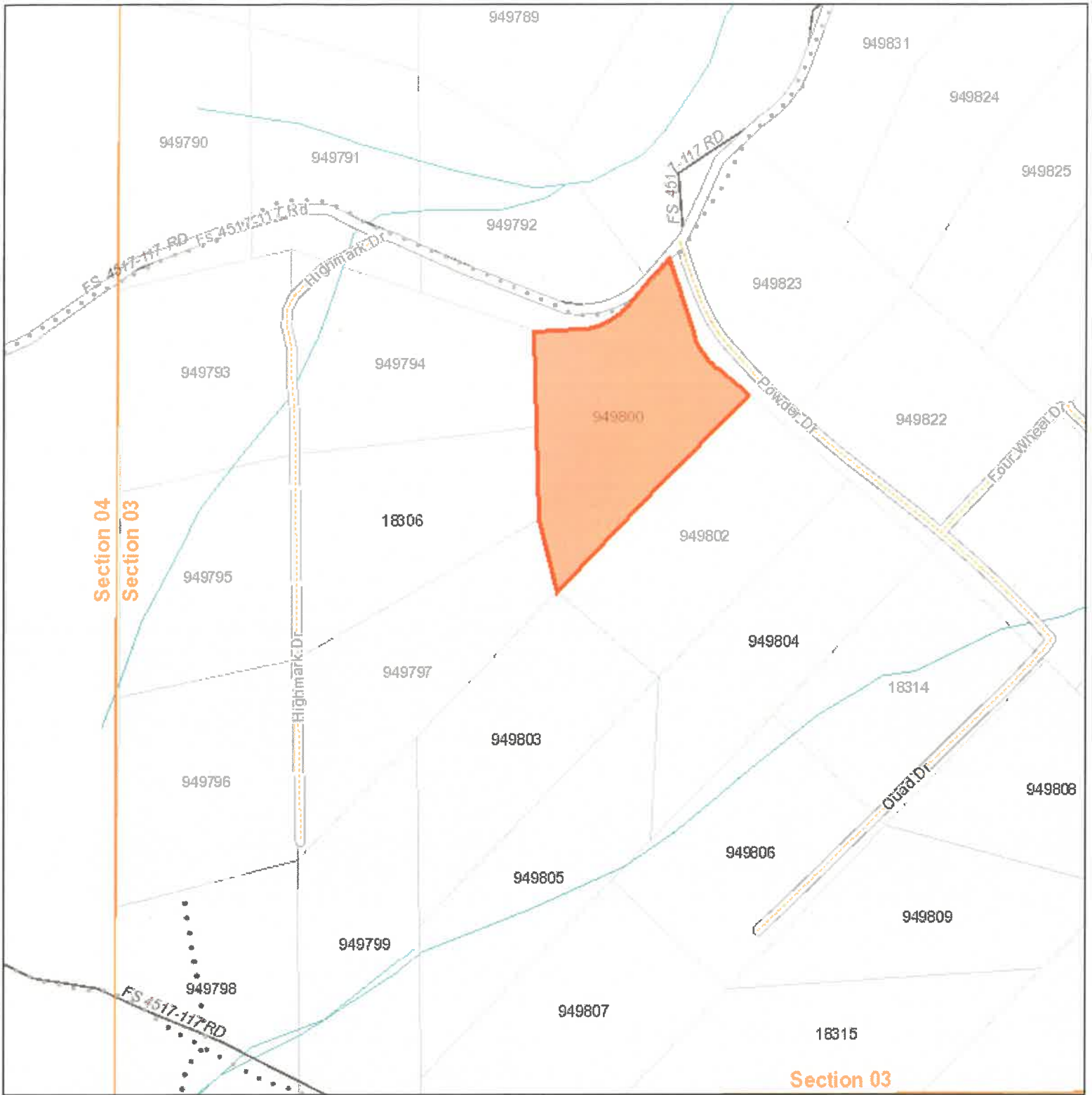
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

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 15, Book 31 of Surveys, pgs 231-235, ptn SW Quarter of Section 3, Township 19N, 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

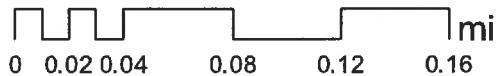
41 Powder Dr Cle Elum



Date: 8/13/2019

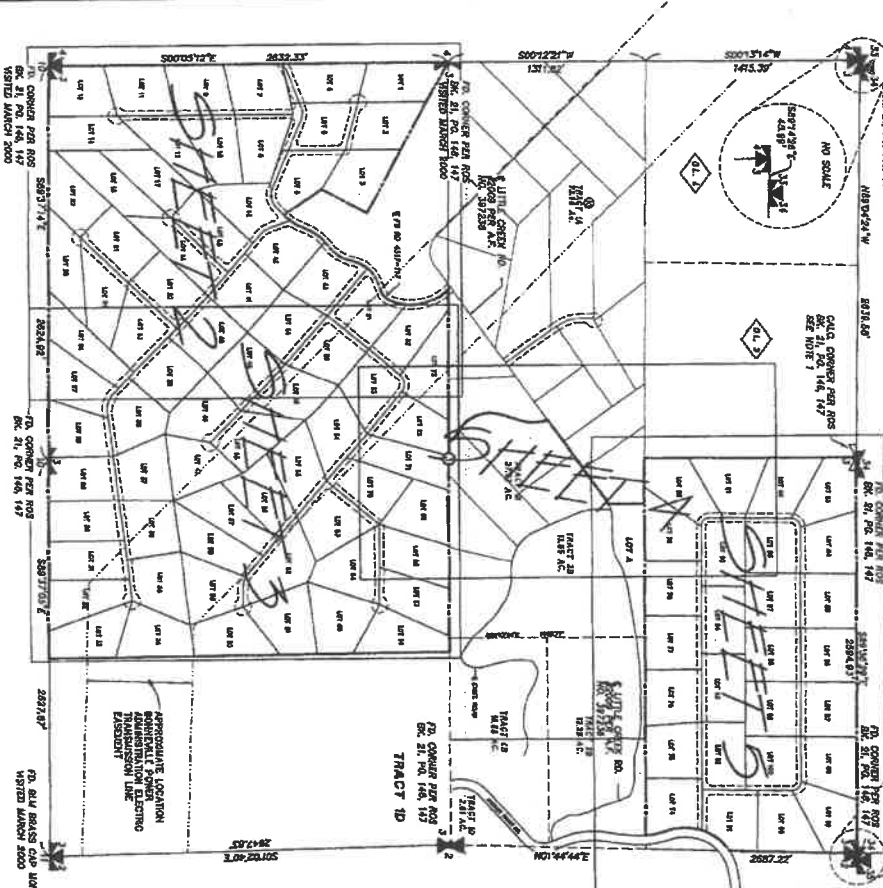
1 inch = 376 feet
Relative Scale 1:4,514

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.



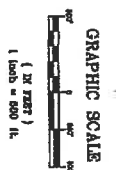
FAMILY FARM SEGREGATION SURVEY

PORTIONS OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.



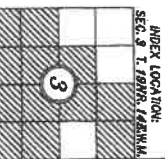
NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO PREPARE A MAP SHOWING PARCELS DIVIDED BY THE FAMILY/FARM EXEMPTION DEFINED IN KITITAS COUNTY SUBDIVISION ORDINANCE 16.04.020(4) AND STAKE LOTS 1 THROUGH 15.
 2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING POINT AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- A. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE:
- BOOK 21 OF SURVEYS AT PAGES 146-147, UNDER AUDITOR'S FILE NO. 587422
 BOOK 24 OF SURVEYS AT PAGE 230, UNDER AUDITOR'S FILE NO. 20002180016
 AND BOOK 26 OF SURVEYS AT PAGES 118-117, UNDER AUDITOR'S FILE NO. 20021050006
 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND SAME AS SAID SURVEY OF RECORD. THEREON, THE BASIS OF BENCHMARKS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.



LEGEND

	QUARTER CORNER COMMON
	SECTION CORNER COMMON
	QUARTER CORNER COMMON
	QUARTER CORNER COMMON



RECORDOR'S CERTIFICATE: 2005100073
 Filed by record and a copy of this map shall be in the office of the County Auditor at the request of the Surveyor General.
 D. NELSON
 County Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents the same with the requirements of the Surveying Act of the State of Washington.
 DAVID B. NELSON
 Surveyor
 Certificate No. 18828

Encompass
 ENGINEERING & SURVEYING

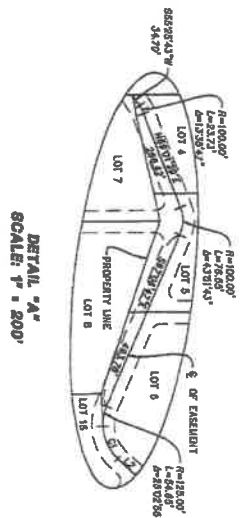
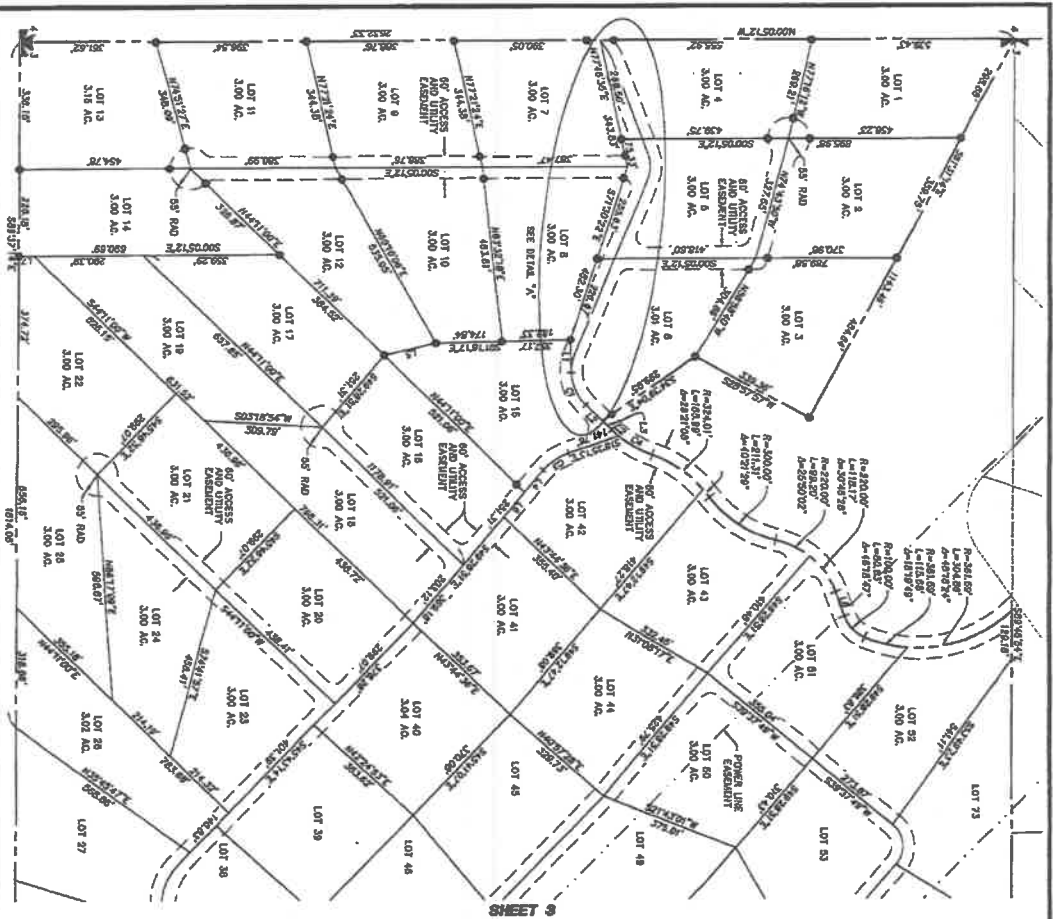
110 EASTING STREET
 COLETON, WA 99222
 PH: (509) 874-4119

FAMILY FARM SEGREGATION SURVEY	
CONTRACT NO.	06727
TOWNSHIP	19 NORTH
RANGE	14 EAST, W.M.
SECTION	3
DATE	11/2005
SCALE	1"=500'
DRAWN BY	M. FAIOLA
CHECKED BY	D. NELSON

2005100073

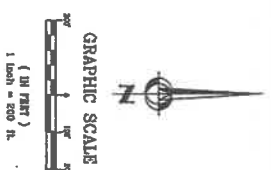
FAMILY FARM SEGREGATION SURVEY

PORTIONS OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.



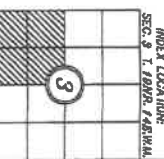
LINE	BEARING	DISTANCE
1	N 87°50'18"E	88.05'
2	N 43°34'04"E	91.49'
3	N 43°34'04"E	33.80'
4	S 49°28'51"E	78.89'
5	S 1°14'23"E	140.74'
6	S 49°28'51"E	88.26'
7	S 00°53'12"E	41.02'
8	N 89°31'24"E	88.85'

CURVE	DELTA	CHORD	LENGTH
C1	44°18'12"	128.00'	88.85'
C2	41°38'12"	100.00'	24.38'
C3	30°53'12"	100.00'	60.88'
C4	10°28'12"	300.00'	102.08'
C5	4°38'07"	324.00'	28.02'



LEGEND

- SECTION CORNER COUNDRY TO T80 SECTIONS
- QUARTER CORNER COUNDRY TO OURS SECTION
- 1/4" SECTION



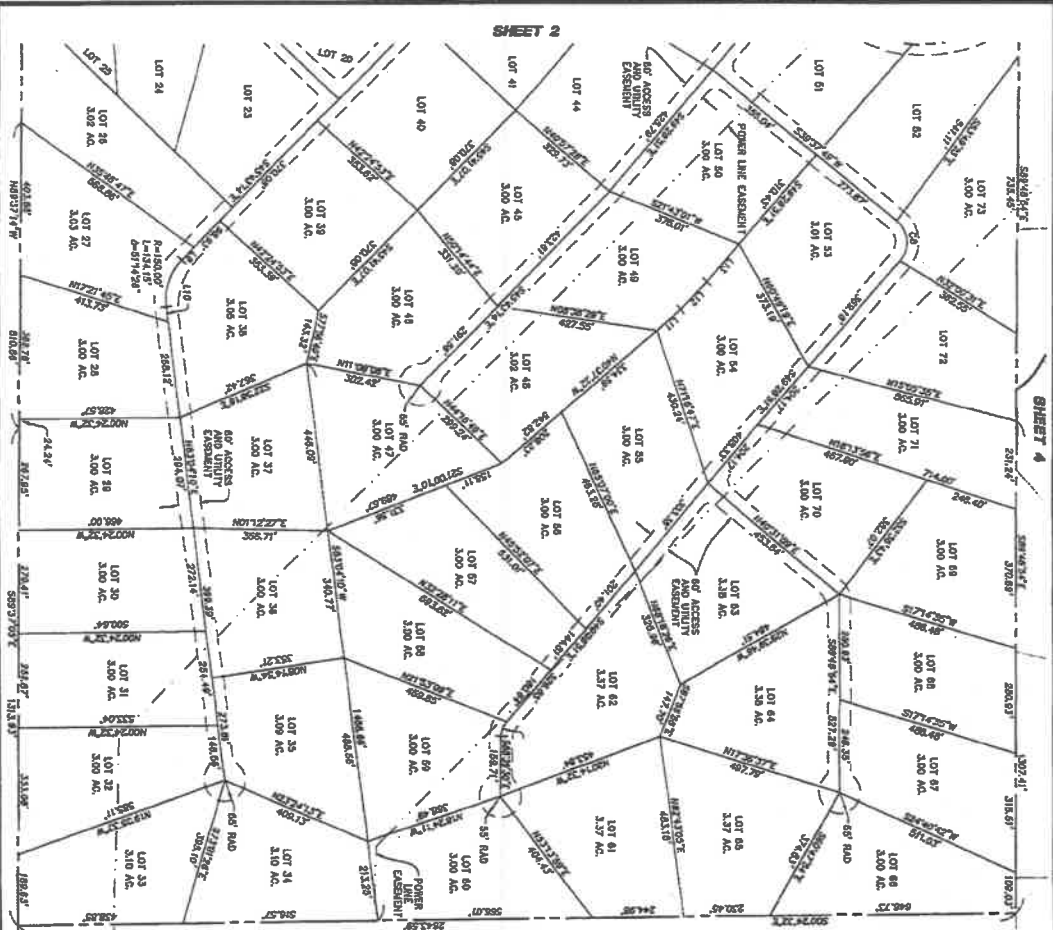
RECORDER'S CERTIFICATE 200511010515
 Read for record this survey of 19 lots, 300 AC. in all in the Township 19 North, Range 14 East, W.M., in Kittitas County, Washington, as shown on the plat hereof, and as the same appears on the request of the Surveyor, David P. Nielson, Surveyor, Kittitas County Auditor.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the request of David P. Nielson, Surveyor, Kittitas County Auditor, WA, on 11/11/2006.
 David P. Nielson, Surveyor
 Certificate No. 18992

Encompass
 ENGINEERING & SURVEYING
 105 EAST 2ND STREET
 CHELSEA, WA 99222
 PHONE: (509) 874-7433
 FAX: (509) 874-7410

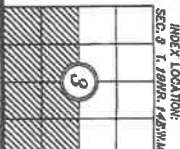
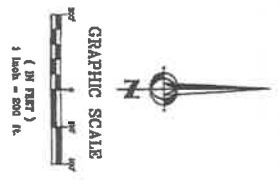
FAMILY FARM SEGREGATION SURVEY
 PREPARED FOR: MARCH, LLO
 SCHUBERT ASSOCIATES OF BELL, WA, WASHINGTON
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., WASHINGTON
 DATE: 11/2006
 JOB NO.: 06727
 SHEET: 2 OF 6

FAMILY FARM SEGREGATION SURVEY
 PORTIONS OF SECTION 3,
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON.



LINE	BEARING	DISTANCE
L9	S44°41'47"	46.89'
L10	N83°04'10"W	28.81'
L11	N40°17'22"W	84.87'
L12	N48°43'14"W	101.01'
L13	N48°28'31"W	132.97'
L14	N15°18'20"W	93.48'
L15	N03°43'47"W	66.57'

CURVE	DELTA	RADIUS	LENGTH
C6	80°13'20"	78.00'	118.97'
C7	57°10'47"	89.00'	113.05'



RECORDED'S CERTIFICATE 2005/11/01/0073
 Filed for record this day of Nov 2005, at 11:00 AM in
 book 111 page 1 of page 1 of the request of
DAVID S. ANDERSON
 Surveyor's Name
FRANK V. PETTE
 County Auditor

This map correctly represents a survey made by
 me or under my direction in conformance with the
 requirements of the Survey Recording Act of the
 State of Washington, Chapter 65A RCW, and I am
 a duly Licensed Professional Surveyor.
David S. Anderson
 Registered Professional Surveyor
 Certificate No. 14519

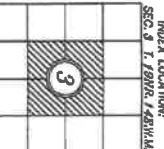
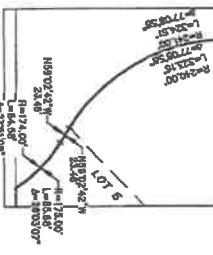
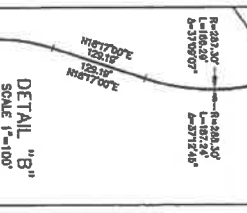
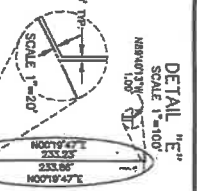
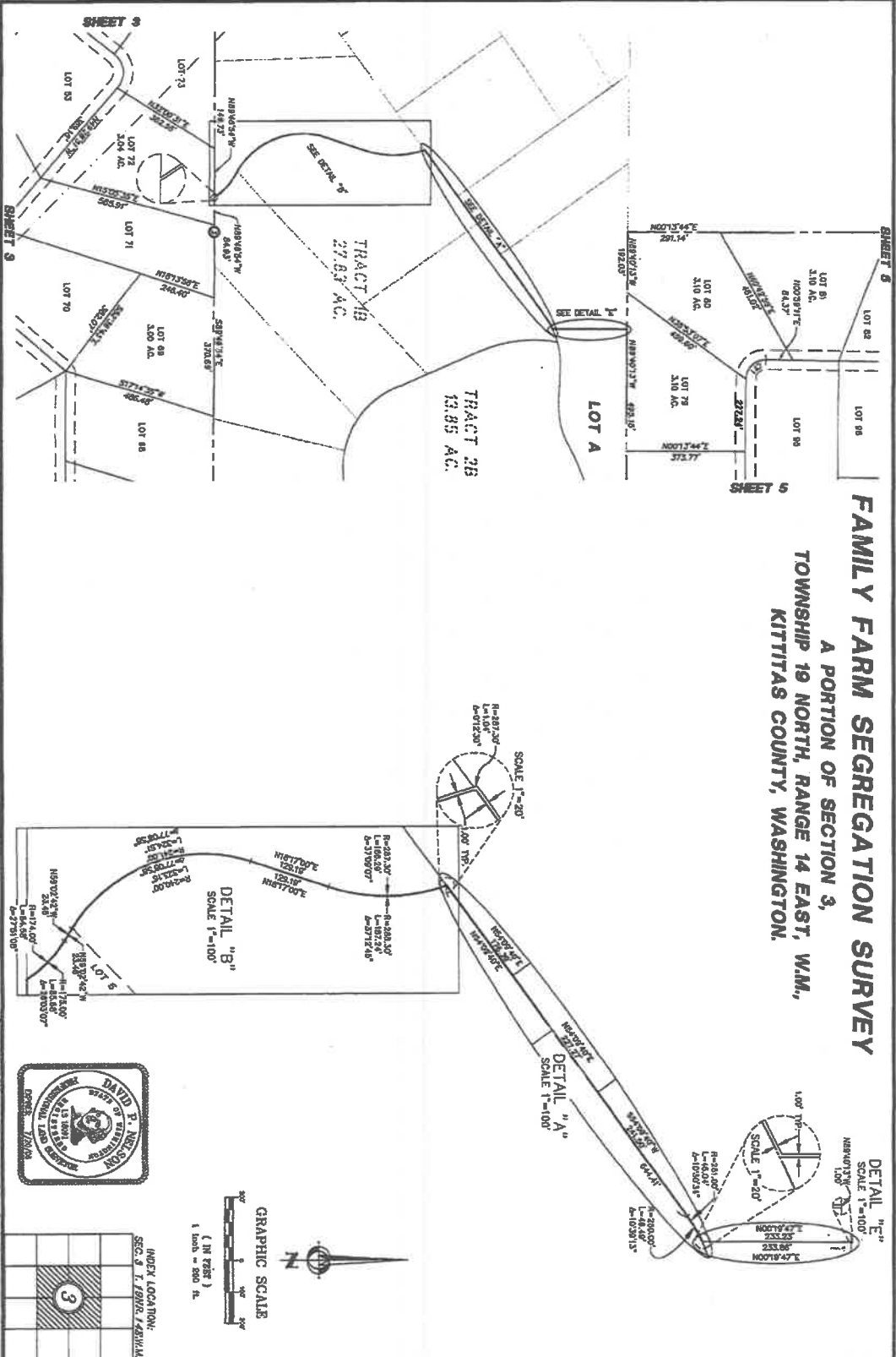
Encompass
 ENGINEERING & SURVEYING
 198 EAST 2ND STREET
 OLE BUILT, WA 99022
 PHONE: (509) 874-7455
 FAX: (509) 874-7419

FAMILY FARM SEGREGATION SURVEY
 PREPARED FOR
 SOMMER PENDING OF BLDG. MARCH, LLO
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M.,
 WASHINGTON
 OWN BY
M. FAIOLA
 DATE
11/2005
 JOB NO.
05727
 CIRD BY
D. NELSON
 SCALE
1"=200'
 SHEET
3 OF 5

RECEIVING No. 2805/10/00 73

31-234

FAMILY FARM SEGREGATION SURVEY
 A PORTION OF SECTION 3,
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON.



RECORDER'S CERTIFICATE 2225/10/00 73...
 Filed for record this 20th day of October, 2005, at Kittitas County, Washington, in Book 2225, page 73, at the request of
 M. FAIOLA, Surveyor & Map
 David P. Nelson, Deputy County Auditor

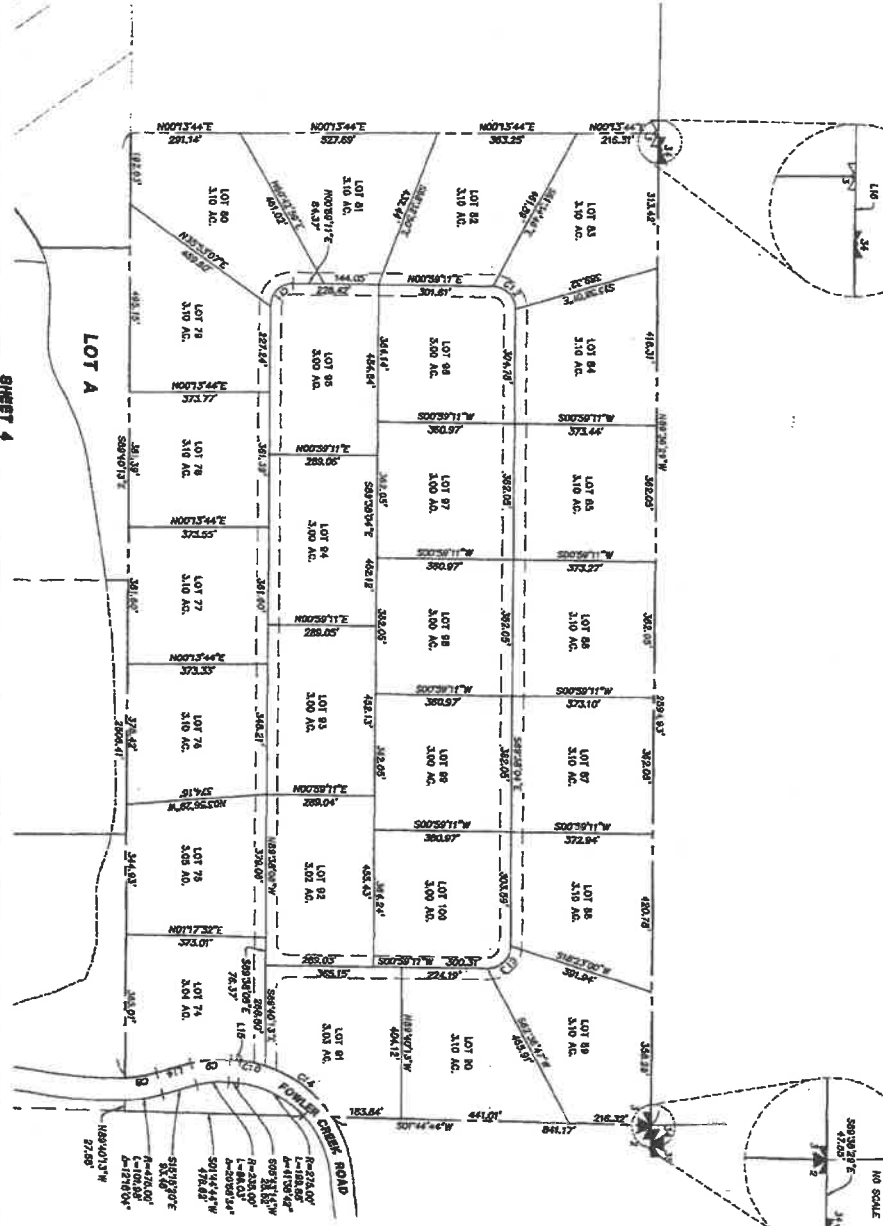
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveyors' Code of Ethics, WAC 173C-0201, SEPT. 2005.
 David P. Nelson, Surveyor
 Certificate No. 10992

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 OLE BLUM, WA 98922
 PHONE: (509) 874-7433
 FAX: (509) 874-7410

FAMILY FARM SEGREGATION SURVEY
 PREPARED FOR: ANCHOR, LLO
 CONSULTING ENGINEERS OF SEASIDE, WASH.
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., WASHINGTON
 DWN BY: M. FAIOLA
 DATE: 11/2005
 JOB NO.: 05727
 CHKD BY: D. NELSON
 SCALE: 1"=200'
 SHEET: 4 OF 5

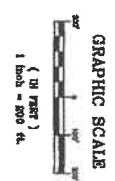
FAMILY FARM SEGREGATION SURVEY

PORTIONS OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.



LINE	BEARING	DISTANCE
L14	N15°23'07\"	83.48'
L15	N09°51'17\"	28.95'

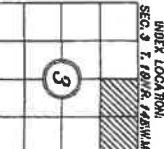
CHIRK	DELTA	RADIUS	LENGTH
C8	1°14'33\"	418.00'	83.63'
C9	2°05'33\"	285.00'	108.00'
G10	1°52'59\"	338.00'	87.56'
G11	89°37'19\"	80.00'	84.80'
G12	89°22'45\"	80.00'	83.80'
G13	89°37'19\"	80.00'	84.80'
G14	89°27'17\"	338.00'	230.88'



LEGEND

SECTION CORNERS COMMON TO TWO SECTIONS

QUARTER CORNER COMMON TO ONE SECTION



RECORDED'S CERTIFICATE 2005/11/20/06.23

Filed by record of David E. Nelson, ASLS, in book 11888, page 11888, at the request of David E. Nelson, Surveyor's Name

DAVID E. NELSON
County Auditor
Daguer County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the request of SCHLEIFER-GRUBEN-FAMILY-FARM, LLC in Section 3, T19N, R14E, W.M.

DAVID E. NELSON
Certificate No. 10992

Encompass
ENGINEERING & SURVEYING

100 EAST 2ND STREET
GLENN WA 99222
PHONE: (509) 941-7493
FAX: (509) 941-7419

FAMILY FARM SEGREGATION SURVEY

PREPARED FOR
SCHLEIFER-GRUBEN-FAMILY-FARM, LLC
TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., WASHINGTON

DRAWN BY
M. FAIOLA

DATE
11/2006

SCALE
1"=200'

JOB NO.
05727

SHEET
5 OF 5

RECORDING NO. 200511/20/073