

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568896

GUARANTEE

RECEIVED
JUL 24 2019

Kittitas Co. 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: September 4, 2018

Issued by:

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



Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-46568896

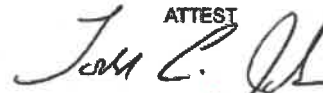
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

10081-1
Parcel 15
Received By: Encompass

FEB 28 2019

Engineering and Surveying

Update VIA
email

UPDATED SUBDIVISION GUARANTEE

Order No.: 258332AM
Guarantee No.: 72156-46568896
Dated: February 26, 2019

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

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:

Rachel Enterprises, LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 258332AM
Policy No: 72156-46568896

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. General Taxes for the year 2017, a Lien, are all delinquent
Parcel No.: 949800
In the original amount of: \$6,463.90
5. General Taxes for the year 2018, a Lien, are all delinquent
Parcel No.: 949800
In the original amount of: \$7,124.36
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: Due
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.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-46568896

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. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$327,101.82
Trustor/Grantor: Rachel Enterprises, LLC, a Washington limited liability company
Trustee: FCB Real Estate Services, LLC
Beneficiary: Fife Commercial Bank
Dated: March 10, 2015
Recorded: March 11, 2015
Instrument No.: 201503110018
- An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: March 1, 2016
Instrument No.: 201603010020

23. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$500,000.00
Trustor/Grantor: Rachel Enterprises, LLC, a Washington limited liability company
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank National Association
Dated: September 30, 2015
Recorded: October 29, 2015
Instrument No.: 201510290038
24. 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:

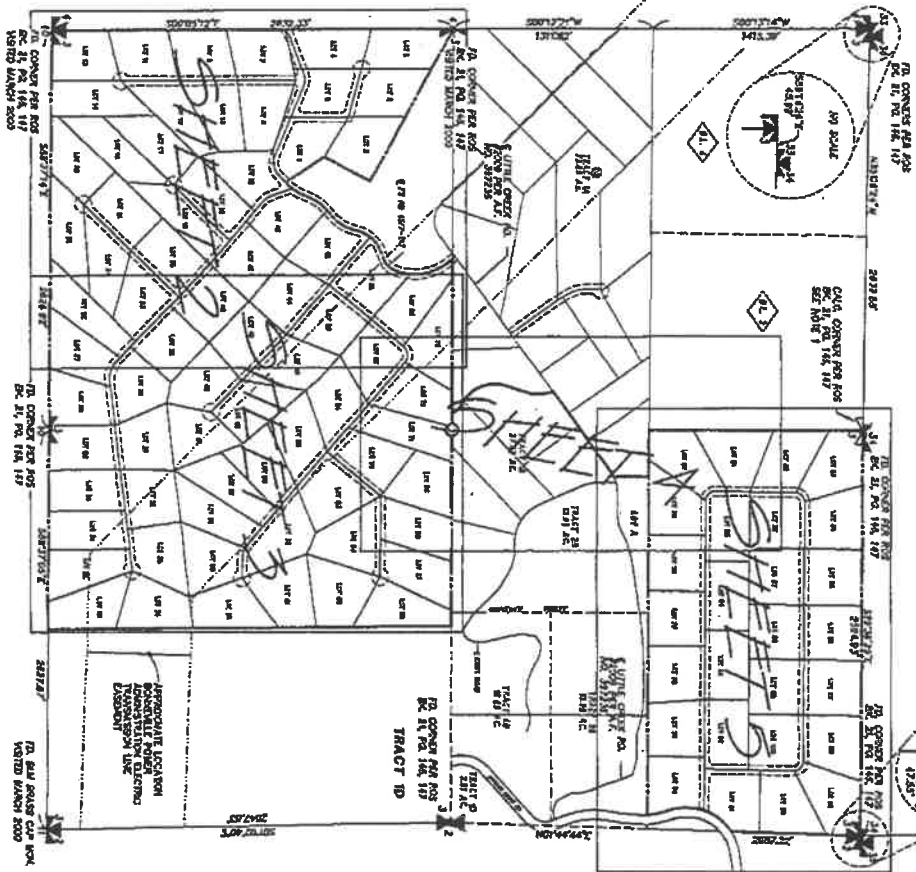
- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.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

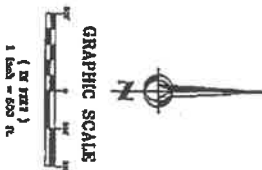
FAMILY FARM SEGREGATION SURVEY

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 OWNED BY THE FAMILY/FARM EXEMPTION DEFINED BY INITIALS COUNTY SUBMISSION ORDINANCE 16.04.00X(4) AND STATE LOIS 1 THROUGH 16.
2. THIS SURVEY WAS PERFORMED USING A LEICA DISTO 2 TEL TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON ARE LOCATIONS USED IN THE ORIGINAL ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBMISSION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS AT PAGES 149-147, UNDER AUDITOR'S FILE NO. 2817422 AND BOOK 28 OF SURVEYS AT PAGE 236, UNDER AUDITOR'S FILE NO. 200002180016 AND BOOK 28 OF SURVEYS AT PAGES 116-117, UNDER AUDITOR'S FILE NO. 200213500005.
5. THIS SURVEY IS IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS THEREOF. THE BASIS OF CORNERS SHOWN HEREON IS THE STATE AS SAID SURVEY OF RECORD.



- LEGEND**
- QUARTER CORNER COMMON TO TWO SECTIONS
 - SECTION CORNER COMMON TO TWO SECTIONS
 - QUARTER CORNER COMMON TO ONE SECTION



REORDERER'S CERTIFICATE 2008/100023
 Paid for record this 1st day of July, 2008, at \$10.00 in book 21 of surveys and page 149 of the request of
DANIEL P. NELSON
 County Auditor

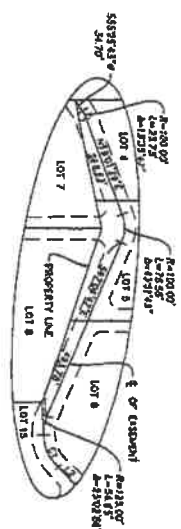
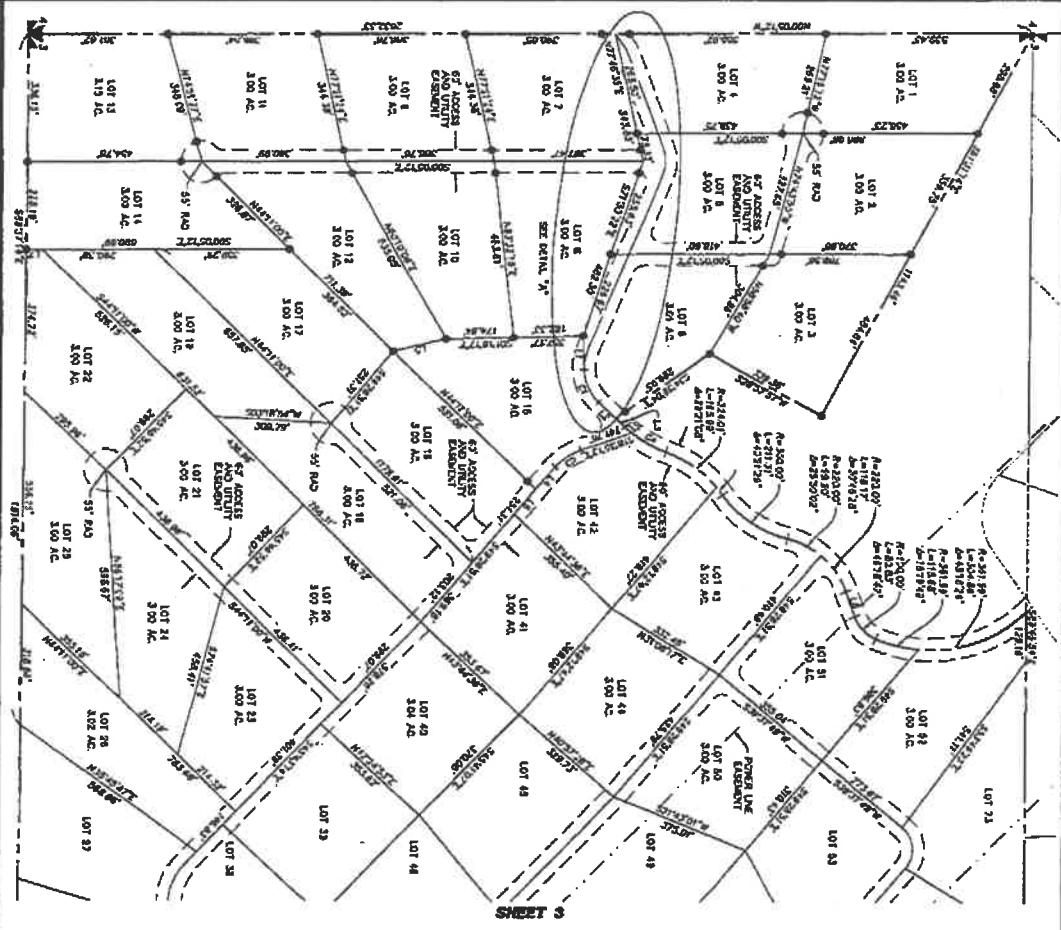
SURVEYOR'S CERTIFICATE
 This map and plat were made by me or under my direction in accordance with the requirements of the Survey Act and at the request of **SEBASTIAN-FAMILY FARM, LLC**
 I, **DAVID P. NELSON**, Surveyor
 Certificate No. 10932

Enccompass
 ENGINEERING & SURVEYING
 106 EAST 3RD STREET
 CHELSEA, WA 98922
 PHONE: (509) 874-7410
 FAX: (509) 874-7418

FAMILY FARM SEGREGATION SURVEY
 SCHEDULED FIELD WORK FOR ANKOR, LLC
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON
 DATE: 11/2008
 JOB NO.: 08727
 DRAWN BY: M. FAIOLA
 CHECKED BY: D. NELSON
 SCALE: 1"=600'
 SHEET: 1 OF 5

COPY TO SURVEY

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



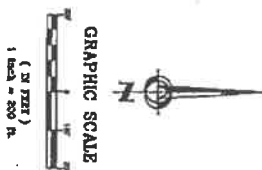
DETAIL 'A'
 SCALE: 1" = 200'

LINE TABLE

LINE	BEARING	DISTANCE
1	N 89° 50' 12" E	86.07
2	N 89° 50' 12" E	91.97
3	N 89° 50' 12" E	73.87
4	N 89° 50' 12" E	148.77
5	S 11° 42' 12" E	83.17
6	S 89° 50' 12" E	83.17
7	S 89° 50' 12" E	41.07
8	N 89° 50' 12" E	86.87

CORNER TABLE

CORNER	DELTA	PRODUCT	LENGTH
C1	44° 18' 13"	124.00	31.88
C2	41° 28' 28"	200.00	44.38
C3	20° 53' 17"	192.00	50.48
C4	18° 22' 28"	200.00	102.48
C5	4° 55' 07"	374.00	28.82



LEGEND

- SECTION CORNER COMMON TO TWO SECTIONS
- QUARTER CORNER COMMON TO ONE SECTION
- SET 1/4" BEARER



RECORDED'S CERTIFICATE 2005/09/06 23

I find for record the copy of this map as shown in book 31, at page 3, of page 3, at the request of DAVID P. NELSON, Surveyor, Kittitas County, Washington.

DAVID P. NELSON
 Surveyor
 Kittitas County, Washington

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the State of Washington, and is a true and correct copy of the original survey made by me or under my direction.

DAVID P. NELSON
 Surveyor
 Kittitas County, Washington
 Certificate No. 18928

Enccompass
 ENGINEERING & SURVEYING

100 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 841-7150
 FAX: (509) 841-7110

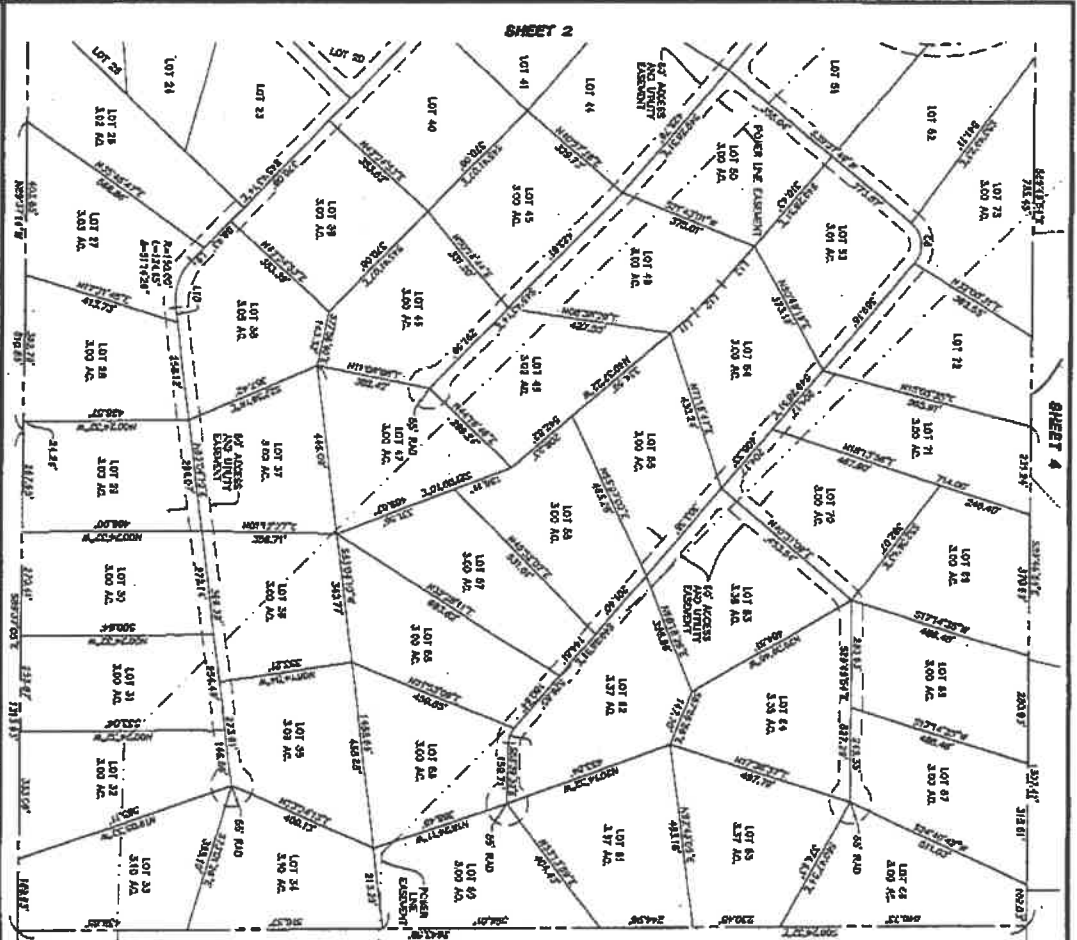
FAMILY FARM SEGREGATION SURVEY

OWNER: DAVID P. NELSON, L.L.O.
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., WASHINGTON

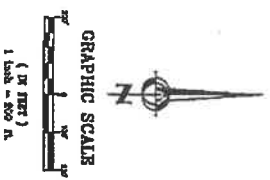
DATE: 7/1/2008
 SCALE: 1" = 200'

JOB NO. 08727
 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
L10	S85°31'17"	48.85'
L11	N89°52'20"	58.81'
L12	N48°34'14"	110.01'
L13	N48°22'00"	132.67'
L14	N102°16'20"	91.48'
L15	N00°24'14"	24.62'
CURVE TABLE		
C9	DELTA	ROADS LENGTH
C7	387°12'40"	78.00' 118.97'
C8	387°12'40"	80.00' 41.00'



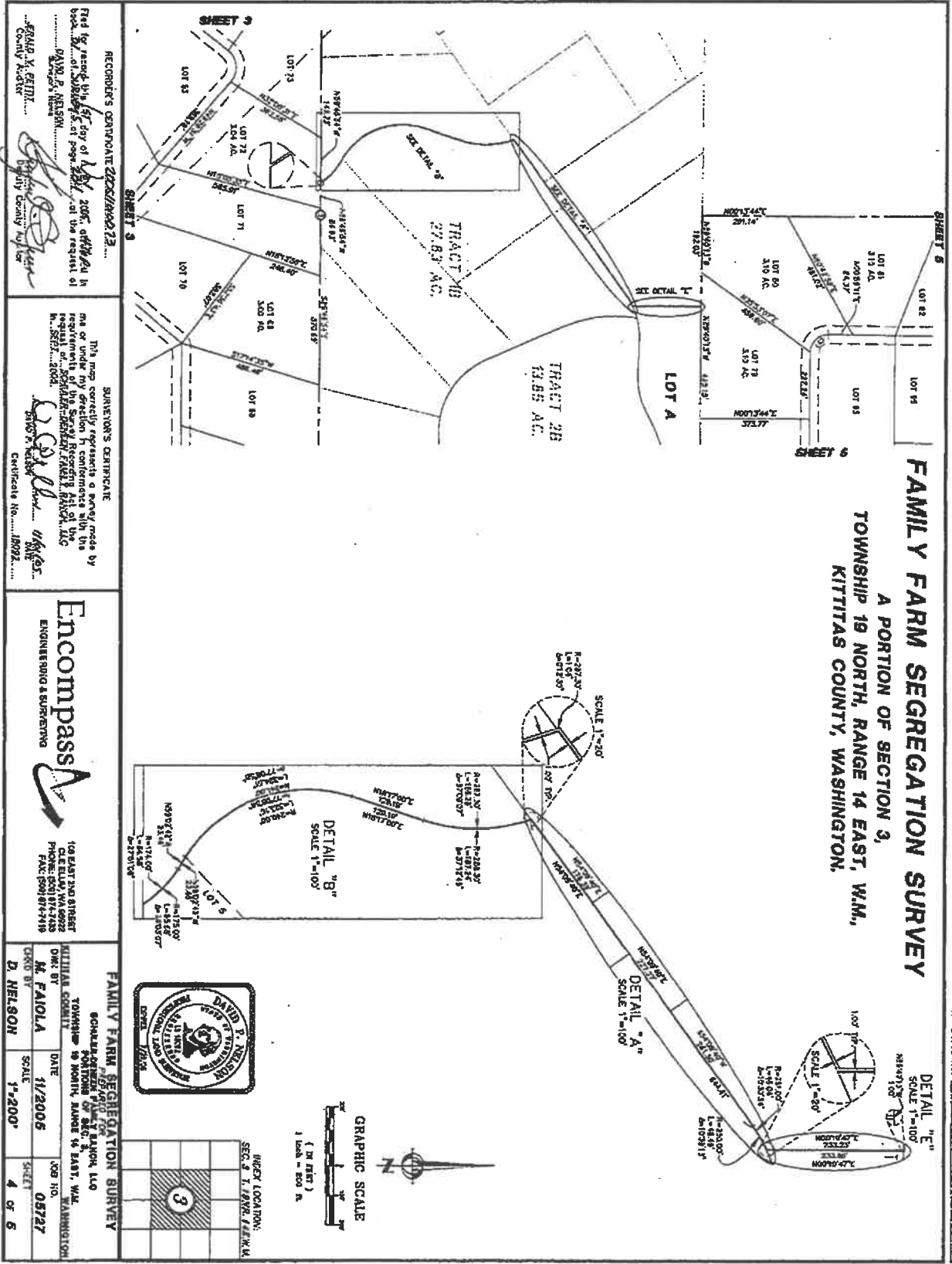
RECORDERS CERTIFICATE 200511012013
 Filed by record plat of Survey of Nov. 2005, addition to book 81, 21529-21530, at page 245, at the request of
 DAVID E. NELSON
 County Auditor
 Kittitas County, Washington

Surveyor's Certificate
 This map contract represents a survey made by me or a duly qualified assistant at the request of the State of Washington at the request of
 DAVID E. NELSON
 Kittitas County, Washington
 Certificate No. 18992

Enccompass
 ENGINEERING & SURVEYING
 190 EAST 2ND STREET
 CLEMATIA, WA 98922
 PHONE: (509) 824-7433
 FAX: (509) 824-7419

FAMILY FARM SEGREGATION SURVEY
 GENERAL ORDER OF THE BOARD OF LAND COMMISSIONERS
 COMMISSIONER OF LANDS, RANGERS & SURVEYING
 19 NORTH, RANGE 14 EAST, W.M.,
 WASHINGTON
 DATE: 11/2005
 JOB NO.: 06727
 SHEET: 3 OF 5

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

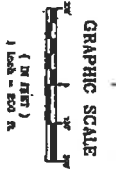


RECORDED'S CERTIFICATE 2005/10/02/23...
 Filed for record this 17th day of May, 2005, at 10:04 AM in book 2, of Subdivisions, at page 231, at the request of
 DAVID P. NELSON, Surveyor
 GRAND T. PETER, County Auditor

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, CHAPTER 26A, RCW, AS AMENDED.
 DAVID P. NELSON, Surveyor
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING
 100 EAST 2ND STREET
 CHELAN, WA 98822
 PHONE: (509) 874-2100
 FAX: (509) 874-2110

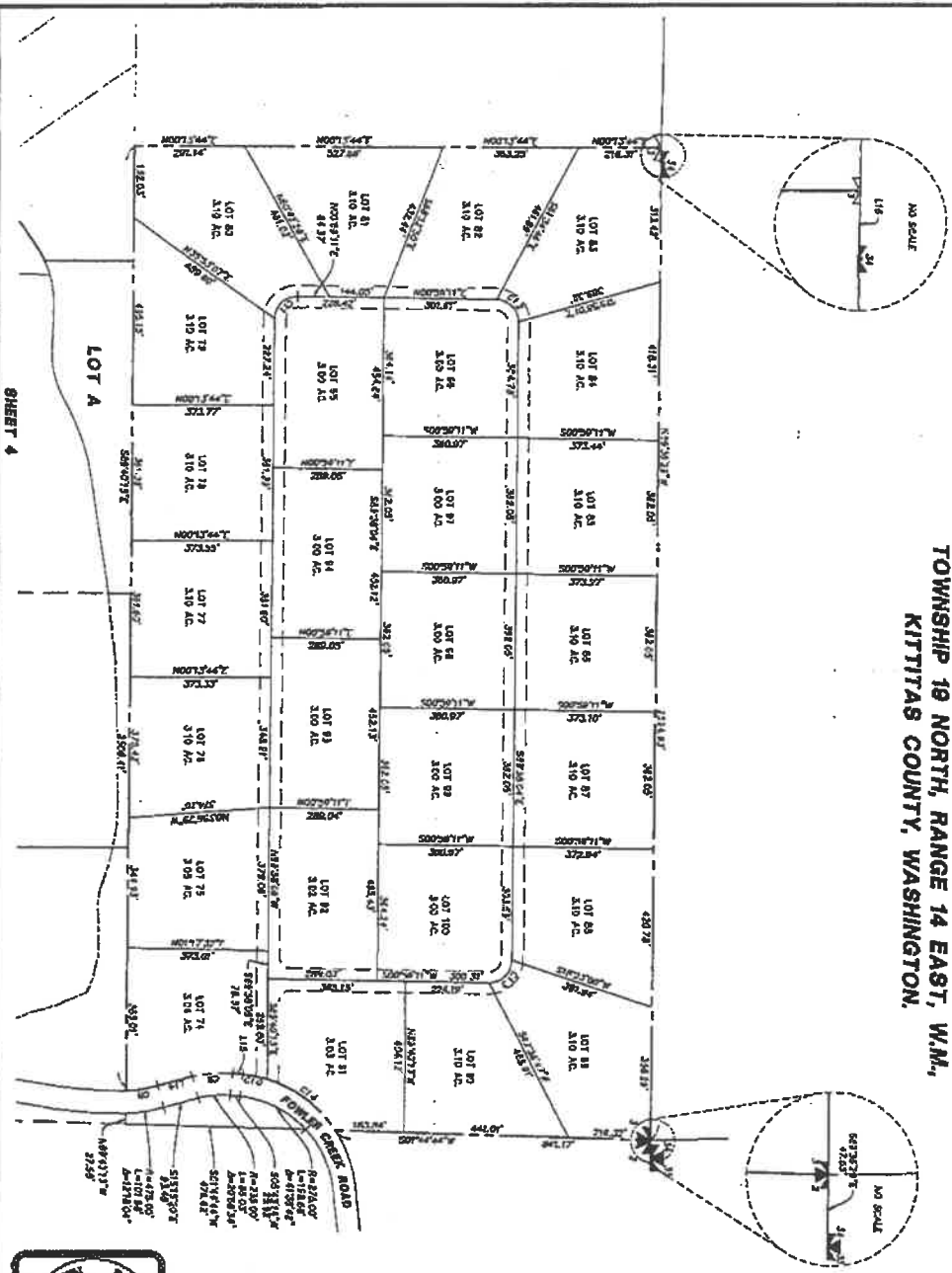
FAMILY FARM SEGREGATION SURVEY	
DATE	11/20/05
DRAWN BY	M. FAIOLA
CHECKED BY	D. NELSON
TOWNSHIP	19 NORTH, RANGE 14 EAST, W.M., WASHINGTON
SECTION	3
JOB NO.	05727
SHEET	4 OF 6



INDEX LOCATION:
 SEC. 3, T. 19N., R. 14E., W.M.

FAMILY FARM SEGREGATION SURVEY

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



LINE	BEARING	DISTANCE
LINE 1	N 89° 15' 00\"	83.34'
LINE 2	S 89° 15' 00\"	83.34'
LINE 3	N 0° 00' 00\"	83.34'
LINE 4	S 0° 00' 00\"	83.34'
LINE 5	N 89° 15' 00\"	83.34'
LINE 6	S 89° 15' 00\"	83.34'
LINE 7	N 0° 00' 00\"	83.34'
LINE 8	S 0° 00' 00\"	83.34'
LINE 9	N 89° 15' 00\"	83.34'
LINE 10	S 89° 15' 00\"	83.34'
LINE 11	N 0° 00' 00\"	83.34'
LINE 12	S 0° 00' 00\"	83.34'
LINE 13	N 89° 15' 00\"	83.34'
LINE 14	S 89° 15' 00\"	83.34'
LINE 15	N 0° 00' 00\"	83.34'
LINE 16	S 0° 00' 00\"	83.34'
LINE 17	N 89° 15' 00\"	83.34'
LINE 18	S 89° 15' 00\"	83.34'
LINE 19	N 0° 00' 00\"	83.34'
LINE 20	S 0° 00' 00\"	83.34'

LEGEND

SECTION CORNER COMMON TO TWO SECTIONS

QUARTER CORNER COMMON TO ONE SECTION



RECORDED'S CERTIFICATE 185273

Filed by **RECORDS** of **185273**, at **11:25 AM**, on **11/11/2006** in book **20051010173** at Page **11** of the request of **DANIEL NELSON**.

DANIEL NELSON
County Auditor

SUBMITTER'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Act of the State of Washington, Chapter 70A, RCW, and I, **DANIEL NELSON**, County Auditor, do hereby certify that the same is a true and correct copy of the original.

DANIEL NELSON
County Auditor
Certificate No. 185273

Encompass
ENGINEERING & SURVEYING

(EAST 2ND STREET)
CLATSOP WA 98622
PHONE: (509) 875-7433
FAX: (509) 875-7419

FAMILY FARM SEGREGATION SURVEY

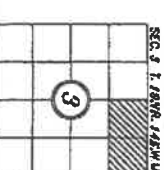
SECTION 3, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., WASHINGTON

DATE: 11/2006

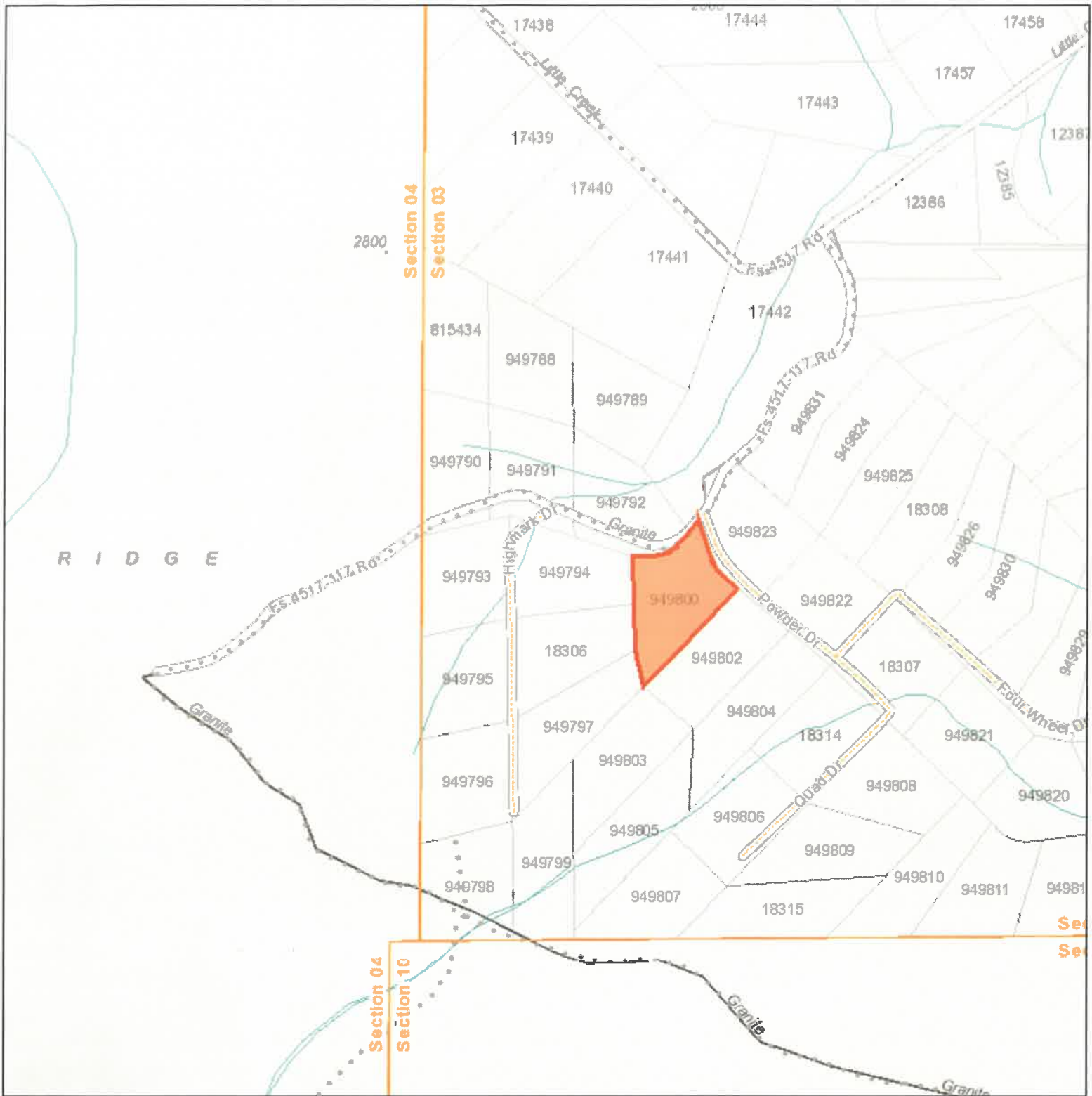
JOB NO. 05727

SCALE: 1"=200'

SHEET: 5 OF 5



41 POWDER DR



Date: 9/12/2018

1 inch = 752 feet
Relative Scale 1:9,028

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.

