



**RECEIVED**

By Virgil Amick at  
1:39 pm, June 10, 2026

**PRELIMINARY TITLE COMMITMENT ATTACHED**

**Date:** March 4, 2026                      **File No.:** 1045918

**Property:** 4246 Bullfrog Rd., Roslyn, WA 98941

**Buyer/Borrower:** Kamiak Real Estate, LLC

**Seller:** Inland Telephone Company, a Washington Corporation

*In connection with the above referenced transaction, we are providing you with the following contact information. Enclosed please find your Title Commitment.*

**Buyer/Borrower**  
Kamiak Real Estate, LLC  
1700 Westlake Ave N, Suite 200  
Seattle, WA 98109

**Seller:**  
Inland Telephone Company, a Washington Corporation  
103 S 2nd Street  
Roslyn, WA 98941



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# Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

**Title Officer:**

Kami Sinclair  
kami.sinclair@amerititle.com  
(509) 925-1477

**Escrow Officer:**

Mindy Cobb  
mindy.cobb@amerititle.com  
(509) 674-9797  
127 E First St.  
Cle Elum, WA 98922

**Email escrow closing documents to:**

cleelum@amerititle.com



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In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid government issued photo I.D.



CHICAGO TITLE INSURANCE COMPANY

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**ALTA COMMITMENT FOR TITLE INSURANCE  
ISSUED BY  
CHICAGO TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**CHICAGO TITLE INSURANCE COMPANY**

Countersigned By:

*Kami Sinclair*

Authorized Signatory

By: *Michael J. Nolan*  
Michael J. Nolan  
President

ATTEST: *Marjorie Nemzura*  
Marjorie Nemzura  
Secretary

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

81C170B ALTA Commitment for Title Insurance (7-1-21)

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File No.: 1045918

ALTA Commitment for Title Insurance (07-01-2021)

AMERICAN  
LAND TITLE  
ASSOCIATION



**COMMITMENT CONDITIONS****1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I—Requirements; and
  - (f) Schedule B, Part II—Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.  
CHICAGO TITLE INSURANCE COMPANY

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

Intentionally Deleted.

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By Virgil Amick at  
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ALTA Commitment for Title Insurance (07-01-2021)

AMERICAN  
LAND TITLE  
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE A**

**ISSUED BY**  
Chicago Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent: AmeriTitle, LLC**  
**Issuing Office: 127 E First St., Cle Elum, WA 98922**  
**Loan Number:**  
**Issuing Office File Number: 1045918**  
**Property Address: 4246 Bullfrog Rd., Roslyn, WA 98941**  
**Commitment No.: 4**

- 1. **Commitment Date:** February 18, 2026 at 7:30 A.M
- 2. **Policy to be issued:**

(a) <b>2021 ALTA® Owner's Policy</b>	<input type="checkbox"/> <b>Standard</b>	<input checked="" type="checkbox"/> <b>Extended</b>
	<b>Amount:</b>	<b>\$950,000.00</b>
	<b>Premium:</b>	<b>\$2,471.00</b>
	<b>Sales Tax:</b>	<b>\$ 205.09</b>
		<b>Extended Coverage</b>
		<b>\$865.00</b>
		<b>71.80</b>
<b>Endorsements:</b>	<b>17.1[06], 18.1[06], 25[06], 26[06], 28.3[06], 35.3[06], 8.2[06], 9.8[06]</b>	<b>\$1368.00</b>
		<b>113.54 (Sales Tax)</b>

**Proposed Insured:**

**Kamiak Real Estate, LLC**

(b) <b>2021 ALTA® Loan Policy</b>	<input type="checkbox"/> <b>Standard</b>	<input type="checkbox"/> <b>Extended</b>
	<b>Amount:</b>	
	<b>Premium:</b>	<b>\$0.00</b>

**Endorsements:**

**Proposed Insured:**

**Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a)**

- 3. **The estate or interest in the Land at the Commitment Date is:**

**Fee Simple**

- 4. **The Title is, at the Commitment Date, vested in:**

**Inland Telephone Company, a Washington corporation**

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**5. The Land is described as follows:**

**See attached Exhibit 'A'**

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81C170B

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART I****ISSUED BY  
Chicago Title Insurance Company****REQUIREMENTS:**

File Number: 1045918

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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.

6. 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: Ptn Parcel A, Book 25 of Surveys, Pg 175; being Lot C and a ptn of Lot A of H & D LOGGING CO. SHORT PLAT NO. 1, Book E of Short Plats at Pgs. 74-75, ptn of the SW Quarter of the SW Quarter of Section 21, Township 20 N, Range 15 E, W.M. and Ptn vacated Bullfrog Road, being ptn SW Quarter Section 21, Township 20N, Range 15E, W.M.

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7. All documents recorded after December 31, 1996 must comply with the "Document Standardization Bill", a summary of which is available on request. Failure to comply with the bill will result in the County Auditor refusing to record document(s) without a specialized cover sheet and an extra \$50.00 recording fee.

**Format:**

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page. Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information must appear on the first page:

Title or title of document. If assignment or reconveyance reference to auditor's file number of subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any. Abbreviated legal description (lot, block, plat name or section, township, range and quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left.

8. Additional Requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the company.
9. In order to expedite recording for our clients, we E-Record whenever possible. There is an additional charge of \$5.43 per document when E-Recording.
10. Pursuant to information previously provided to the Company, we note the following party/parties is/are authorized to sign on behalf of the named entity. In the event of any revision to said authorization, the Company must be notified immediately, and provided with evidence of the identity and authority of any party/parties to execute the forthcoming instrument(s); the Company makes no further commitment pending review of any such evidence.  
Entity: Inland Telephone Company  
Authorized Signatories: James K. Brooks, Director

Said signing authority pertains only to the forthcoming transaction for 4246 Bullfrog Rd., Roslyn, WA 98941.

11. Pursuant to information previously provided to the Company, we note the following party/parties is/are authorized to sign on behalf of the named entity. In the event of any revision to said authorization, the Company must be notified immediately, and provided with evidence of the identity and authority of any party/parties to execute the forthcoming instrument(s); the Company makes no further commitment pending review of any such evidence.  
Entity: Kamiak Real Estate LLC  
Authorized Signatories: Scott Lien, as Manager
12. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation of a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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By Virgil Amick at  
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**NOTES:**

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational 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. This Company reserves the right to add additional requirements and exceptions, as the details of this transaction are disclosed to, or become known by the Company.
- C. In the event that the contemplated transaction for which a Real Estate Report is required to be submitted to the US Department of Treasury Financial Crimes Enforcement Network ("FinCEN Report"), then the parties to transaction (Seller(s) and Buyer(s)) shall no later than the closing, provide to the Company the information and documentation necessary to enable the Company to complete the FinCEN Report. Such information and documentation include full legal name, date of birth, residential address, and the IRS taxpayer identification number of the beneficial owners of the Buyer(s), as further defined and described in Section 1031.320 of Chapter 31 of the Code of Federal Regulations ("Code")

NOTE: The FinCEN Report requires certain residential real estate transaction purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity to be reported to the United States Treasury Department's Financial Crimes Enforcement Network. If the required information is not timely provided to the Company, the Company may elect to withdraw as the settlement company or otherwise be involved in the transaction.

If AmeriTitle, LLC is not acting as a "Reporting Person" under the FinCEN rule for this transaction, where said company is not performing any escrow or settlement functions, responsibility for compliance with FinCEN reporting requirements lies with the party designated as the Reporting Person under the rule, which may include the settlement agent, escrow agent, or other party facilitating the closing.

AmeriTitle, LLC expressly disclaims any and all liability for FinCEN reporting obligations where said company is not performing any escrow or settlement functions.

- D. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- E. According to the available County Assessor's Office records or information provided to the company, the purported address of said Land is:

4246 Bullfrog Rd., Roslyn, WA 98941

We would like to take this opportunity to thank you for your business, and inform you that your Title Officer is Kami Sinclair, whose direct line is (509) 925-1477, and your Escrow Officer is Mindy Cobb, whose direct line is (509) 674-9797.

- F. We find no activity in the past 24 months regarding transfer of title to subject property.

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART II****ISSUED BY** Chicago Title Insurance Company**EXCEPTIONS:****File Number: 1045918**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Intentionally Deleted.
2. Intentionally Deleted.
3. Intentionally Deleted.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. Intentionally Deleted.
9. Intentionally Deleted.
10. Lien of real estate excise sales tax upon any sale of the Land, if unpaid. Forms can be obtained on the Department of Revenue website <https://dor.wa.gov/forms-publications/forms-subject/real-estate-excise-tax-forms>.

Any questions regarding the applicability or calculation of the excise tax should be directed to the Kittitas County Treasurer <https://www.co.kittitas.wa.us/treasurer/default.aspx>.

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11. 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.

**RECEIVED**

By Virgil Amick at  
1:39 pm, June 10, 2026

Tax Year: 2026  
Tax Type: County  
Total Annual Tax: \$4.94  
Tax ID #: 11361  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$4.94  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2026

Tax Year: 2026  
Tax Type: County  
Total Annual Tax: \$46.42  
Tax ID #: 13078  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$46.42  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2026

12. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.
13. Liens, levies and assessments of the Town (now City) of Cle Elum.
14. Possibility of tap or connection charges levied by the City of Cle Elum, Washington, with respect to connection to either the city water or sewer facilities, notice of which is given by instrument recorded April 15, 1994, in Volume 353, page 1003, under Kittitas County Auditor's File No. [569881](#).
15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.  
Recorded: January 13, 1948  
Instrument No.: [198871](#)  
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 Northwestern Improvement Company.  
Recorded: May 15, 1952  
Book: 65 of Deeds, Page 109  
Instrument No.: [168139](#)  
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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line and incidental purposes  
Recorded: July 9, 1957  
Instrument No.: [264899](#)  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

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File No.: 1045918

ALTA Commitment for Title Insurance (07-01-2021)

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18. Intentionally Deleted.
19. Intentionally Deleted.
20. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware corporation.  
Recorded: June 30, 1989  
Instrument No.: [521473](#)  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
21. Covenants, conditions and restriction, 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: February 9, 1996  
Instrument No.: [199602090013](#)
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by H&D Logging Co. Short Plat No. 1,  
Recorded: July 12, 1996  
Book: E of Short Plats Page: 74 and 75  
Instrument No.: [199607120001](#)  
Matters shown:  
a) 10 foot wide utility easement  
b) 40 foot wide common access and utility easement  
c) Notes contained thereon
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: Jeffery Stubbs and Adriana Stubbs, husband and wife, their heirs, successors and assigns  
Purpose: Underground water and sewer lines  
Recorded: December 22, 2004  
Instrument No.: [200412220012](#)  
Affects: The East boundary of said Parcel A and other land  
  
Amendment of said easement recorded May 13, 2005, under Auditor's File No. [200505130017](#).
24. Intentionally Deleted.
25. Intentionally Deleted.
26. Intentionally Deleted.
27. Rights of the following tenant in possession, as tenant only, pursuant to a written but unrecorded lease in effect as of the date of commitment, without rights or options to purchase all or any portion of the Land: Dayspring Construction.
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by ALTA/NSPS survey,  
Job No.: 3970.002  
Dated: February 13, 2026  
Prepared by: APS Survey & Mapping  
Matters shown:  
a) Location of fence lines in relation to property boundaries  
b) Location of electrical and power supply infrastructure  
c) Easements shown thereon  
d) Location of potential encroachment area to the Southeast  
e) Location of well head and storm drain manholes

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29. Non-Exclusive Telecommunications Franchise to Use county Roads, Rights-of-Way and Other County Property within Kittitas County, including the terms and provisions thereof,  
Recorded: January 28, 2026  
Instrument No.: [202601280023](#)

**END OF SCHEDULE B**

**RECEIVED**

By Virgil Amick at  
1:39 pm, June 10, 2026

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## EXHIBIT 'A'

File No. 1045918

## TRACT A:

Parcel A **as depicted on** that certain survey recorded December 5, 2000, in Book 25 of Surveys, Page 175, under Auditor's File No. 200012050015, records of Kittitas County, State of Washington; being Lot C and a portion of Lot A of H & D LOGGING CO. SHORT PLAT NO. 1, SP 95-56, recorded July 12, 1996, in Book E of Short Plats at Page(s) 74 and 75, under recording number 199607120001, being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 20 North, Range 15 East, W.M., records of Kittitas County, State of Washington.

## AND

That portion of vacated Bullfrog Road as conveyed by Deed recorded January 18, 2006, under Auditor's File No. 200601180001, which is described as follows:

A portion of the Southwest corner of said Section 21, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington, more particularly described as follows:

Commencing at the Southwest corner of said Section 21;  
Thence South 89°18'18" East for 742.07 feet to a point on the Easterly right-of-way of Bullfrog Road;  
Thence along said right-of-way; North 06°09'38" East for 888.29 feet to the point of beginning;

Thence North 14°20'17" West for 20.52 feet;  
Thence South 61°39'20" East 7.76 feet;  
Thence South 06°09'38" West for 16.29 feet to the point of beginning.

## EXCEPT

That portion of Parcel A as shown on Boundary Line Adjustment by Eastside Consultants, Inc., recorded under Kittitas County recording No. 200012050015, together with that certain property conveyed by Quit Claim Deed recorded under Kittitas County Recording No. 200805050088, lying Northerly of the following described line, **including any portion of vacated Bullfrog Road:**

Beginning at the Southwesterly corner of said Parcel A;  
Thence North 06°09'38" East (North 06°08'05" East BLA) along the West line of said Parcel A and the Easterly Margin of Bullfrog Rd., a distance of 208.97 feet to the true point of beginning of the herein described line;  
Thence South 71°34'14" East departing said Easterly Margin a distance of 60.29 feet;  
Thence North 89°19'54" East a distance of 9.43 feet;  
Thence North 70°18'54" East a distance of 9.93 feet;  
Thence North 55°10'24" East a distance of 19.83 feet;  
Thence North 73°36'27" East a distance of 10.47 feet;  
Thence South 81°31'26" East a distance of 10.07 feet, more or less, to the Southwesterly extension of the Easterly line of the Nuzum property as described in Statutory Warranty Deed recorded under Kittitas County Recording No. 200305230027;  
Thence North 28°20'40" East along said Southwesterly extension, a distance of 0.79 feet, more or less, to the Northwesterly line of said Parcel A and the terminus of the herein described line.

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**TRACT B:**

**40' wide common access and utility easement created by H&D logging Co. Short Plat No. 1, Kittitas SP No. 95-56, as recorded July 12, 1996 in Book E of Short Plats, pages 74 and 75, under Auditor's File No. 199607120001, records of said County; being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.**

**RECEIVED**

By Virgil Amick at  
1:39 pm, June 10, 2026

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# Kittitas County COMPAS Map

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1:39 pm, June 10, 2026



Date: 12/15/2025

1 inch equals 188 feet

0 0.010.02 0.04 mi



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