

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Pacific Alliance Title, LLC **Title Officer:** Tom Daily

Issuing Office: 311 North Fourth Street, Suite 102, Yakima, WA 98901

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: 2034894

Issuing Office File Number: 2034894

Property Address: Pumphouse Rd., Sunnyside, WA 98944

Revision Number:

1. Commitment Date: November 05, 2018 at 8:00 A.M.

2. Policy to be issued:

Proposed Policy Amount

(a) ALTA Owner's Policy Standard

Premium:

Tax:

Total:

\$0.00

Underwriter Portion:

\$0.00

Proposed Insured: Title will be vested in parties yet undisclosed. When title is so vested, it will be subject to matters of record against the names of the incoming parties.

(b) ALTA Loan Policy Standard

Premium:

Tax:

Total:

\$0.00

Underwriter Portion:

\$0.00

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

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

ANDREW SYTSMA and CATHY SYTSMA who also appears of record as D. CATHERINE SYTSMA, CATHERINE SYTSMA, DOROTHY SYTSMA and DOROTHY C. SYTSMA husband and wife

5. The Land is described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

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Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

EXHIBIT "A"

Legal Description:

PARCEL A

The Northeast quarter of the Northeast quarter of Section 31, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.
(181031-11001)

PARCEL B

The West half of the Northeast quarter of Section 31, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.
(181031-12001)

PARCEL C

The Southeast quarter of the Northeast quarter of Section 31, Township 10 North, Range 18 East W.M., records of Yakima County, Washington.
(181031-14001)

PARCEL D

The Northeast quarter of the Northwest quarter of Section 31, Township 10 North, Range 18 East W.M., records of Yakima County, Washington.
(181031-21002)

PARCEL E

Government Lot 1 (being the Northwest quarter of the Northwest quarter) of Section 31, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.
EXCEPT roads.
(181031-22002)

PARCEL F

Government Lot 2 (being the Southwest quarter of the Northwest quarter) of Section 31, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.
(181031-23001)

PARCEL G

The Southeast quarter of the Northwest quarter of Section 31, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.
(181031-24001)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

PARCEL H

The West half of the Northwest quarter of Section 32, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.

EXCEPT roads
(181032-21001)

PARCEL I

The East half of the Northwest quarter of Section 32, Township 10 North, Range 18, East W.M., records of Yakima County, Washington.

EXCEPT roads
(181032-22001)

Abbreviated Legal: NE1/4 & NW1/4, GOV LOTS 1 & 2 SEC 31, T 10 N, R 18 EWM/ NW1/4 SEC 32, T 10 N, R 18 EWM

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

Parcel No(s): 181031-11001, 181031-12001, 181031-14001, 181031-21002, 181031-22002,
181031-23001, 181031-24001, 181032-21001, and 181032-22001

Purported Address: PUMPHOUSE ROAD

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

Requirements

File No.: 2034894

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.

Note: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

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 which must appear on the first page:

Title or titles 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 hand 3" top margin

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

Exceptions

File No.: 2034894

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

GENERAL EXCEPTIONS

- A. Taxes or assessments which are not shown as existing liens by the public records.
- B. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- C. Extended coverage exceptions as follows:
 - (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Easements, claims of easement or encumbrances which are not shown by the public records.
 - (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.
 - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

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Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

- F. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.
- G. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. 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.

SPECIAL EXCEPTIONS FOLLOW

1. Real Estate Excise Tax as may be due on transfer located within Levy Code District No. 602 at 1.53%.
2. Delinquent general taxes for the year 2017, in the amount of \$512.95, plus penalties and interest.
Parcel No. : 181031-11001
Levy Code : 602 Parcel A
3. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
4. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.49, plus interest.
5. Delinquent Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00, plus interest.
6. Delinquent general taxes for the year 2018, in the amount of \$637.61, plus penalties and interest.
Parcel No. : 181031-11001
Levy Code : 602 Parcel A
7. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
8. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.49, plus interest.
9. Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00.
10. Delinquent general taxes for the year 2017, in the amount of \$992.75, plus penalties and interest.
Parcel No. : 181031-12001
Levy Code : 602 Parcel B
11. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$13.00, plus interest.

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SCHEDULE B PART II**

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

12. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.91, plus interest.
13. Delinquent general taxes for the year 2018, in the amount of \$1161.75, plus penalties and interest.
Parcel No. : 181031-12001
Levy Code : 602 Parcel B
14. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$13.00, plus interest.
15. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.91, plus interest.
16. Delinquent Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00, plus interest.
17. Delinquent general taxes for the year 2017, in the amount of \$488.52, plus penalties and interest.
Parcel No. : 181031-14001
Levy Code : 602 Parcel C
18. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
19. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.51, plus interest.
20. Delinquent general taxes for the year 2018, in the amount of \$695.05, plus penalties and interest.
Parcel No. : 181031-14001
Levy Code : 602 Parcel C
21. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
22. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.51, plus interest.
23. Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00.
24. Delinquent general taxes for the year 2017, in the amount of \$535.63, plus penalties and interest.
Parcel No. : 181031-21002
Levy Code : 602 Parcel D
25. Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$9.02.
26. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of

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Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

\$7.51, plus interest.

27. Delinquent general taxes for the year 2018, in the amount of \$623.92, plus penalties and interest.
Parcel No. : 181031-21002
Levy Code : 602 Parcel D
28. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.02, plus interest.
29. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.51, plus interest.
30. Delinquent Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00, plus interest.
31. Delinquent general taxes for the year 2017, in the amount of \$489.40, plus penalties and interest.
Parcel No. : 181031-22002
Levy Code : 602 Parcel E
32. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
33. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.50, plus interest.
34. Delinquent general taxes for the year 2018, in the amount of \$606.01, plus penalties and interest.
Parcel No. : 181031-22002
Levy Code : 602 Parcel E
35. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
36. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.50, plus interest.
37. Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00.
38. Delinquent general taxes for the year 2017, in the amount of \$506.84, plus penalties and interest.
Parcel No. : 181031-23001
Levy Code : 602 Parcel F
39. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$9.03, plus interest.
40. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.50, plus interest.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

41. Delinquent general taxes for the year 2018, in the amount of \$928.98, plus penalties and interest.
Parcel No. : 181031-23001
Levy Code : 602 Parcel F
42. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.03, plus interest.
43. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.50, plus interest.
44. Delinquent Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00, plus interest.
45. Delinquent general taxes for the year 2017, in the amount of \$529.79, plus penalties and interest.
Parcel No. : 181031-24001
Levy Code : 602 Parcel G
46. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
47. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.51, plus interest.
48. Delinquent general taxes for the year 2018, in the amount of \$621.04, plus penalties and interest.
Parcel No. : 181031-24001
Levy Code : 602 Parcel G
49. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$9.00, plus interest.
50. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.51, plus interest.
51. Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00.
52. Delinquent general taxes for the year 2017, in the amount of \$1291.09, plus penalties and interest.
Parcel No. : 181032-21001
Levy Code : 602 Parcel H
53. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$13.00, plus interest.
54. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.87, plus interest.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

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Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

55. Delinquent general taxes for the year 2018, in the amount of \$1631.77, plus penalties and interest.
Parcel No. : 181032-21001
Levy Code : 602 Parcel H
56. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$13.00., plus interest.
57. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.87, plus interest.
58. Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00.
59. Delinquent general taxes for the year 2017, in the amount of \$1086.95, plus penalties and interest.
Parcel No. : 181032-22001
Levy Code : 602 Parcel I
60. Delinquent Soil Conservation District assessment for the year 2017 payable to the Yakima County Treasurer, in the amount of \$13.00, plus interest.
61. Delinquent Weed District assessment for the year 2017, payable to the Yakima County Treasurer, in the amount of \$7.88, plus interest.
62. Delinquent general taxes for the year 2018, in the amount of \$1282.87, plus penalties and interest.
Parcel No. : 181032-22001
Levy Code : 602 Parcel I
63. Delinquent Soil Conservation District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$13.00, plus interest.
64. Delinquent Weed District assessment for the year 2018, payable to the Yakima County Treasurer, in the amount of \$7.88, plus interest.
65. Horticulture Pest and Disease Control District assessment for the year 2018 payable to the Yakima County Treasurer, in the amount of \$1.00.
66. Terms, covenants and conditions contained in Application for Current Use Classification as open space, farm and agricultural, and/or timber lands, entered into pursuant to RCW 84.34, including potential liability for future applicable taxes, interest and penalties upon breach, withdrawal or removal from said classification.
Parcels B, D and G
67. Charges, if any, due the Yakima Reservation Irrigation District and/or the Wapato Unit of the Yakima Irrigation Project for water supplied. Inquiry should be made at the offices of said companies relative thereto.
68. Liability to future annual assessments for the current year and subsequent years, by the Yakima Irrigation District, Wapato Unit of Yakima Irrigation Project, Soil, Weed, and Horticulture Pest and Disease Control District, which are not yet due and payable.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

69. Money Judgment and Decree of Foreclosure for the amount herein stated and any amounts due,
Creditor : Citizens Business Bank a California banking corporation
Debtor : Andrew Sytsma and Catherine Sytsma d/b/a A & C Sytsma Dairy et al
Amount : \$3,221,630.97
Entered : March 1, 2018
Judgment No. : 18-9-00839-39
Cause No. : 17-2-03855-39
Attorney for Creditor Foster Pepper PLLC
Jack Cullen
Rylan Weythman

Said action forecloses deed of trust dated June 18, 2014 as recorded under Auditor's File No. 7842732

Affects said premises and other lands

70. Financing Statement recorded June 19, 2017, under Auditor's File No. 7842732, records of Yakima County, Washington,
Debtor : Andrew Sytsma and Catherine Sytsma husband and wife
Secured Party : Citizens Business Bank
Affects said premises and other lands

71. Mortgage, and the terms and provisions thereof, to secure an indebtedness of \$44,000.00, including any interest, advances or obligations secured thereby;
Dated : February 14, 2017
Recorded : March 16, 2017
Auditor's File No. : 7939649
Mortgagor : Andrew Sytsma and D Catherine Sytsma husband and wife
Mortgagee : Herman te Velde and Sharon te Velde husband and wife
Affects said premises and other lands

72. Judgment for the amount herein stated and any amounts due,
Creditor : C K Agri, LLC
Debtor : Andrew Sytsma and Dorothy Catherine Sytsma husband and wife et al
Amount : \$58,089.70
Entered : August 29, 2017
Judgment No. : none shown
Cause No. : 17-2-00047-39

73. Pending Proceedings in Yakima County Superior Court for dissolution of marriage.
Petitioner : Dorothy Catherine Sytsma
Respondent : Andrew Sytsma
Case No. : 18-3-00187-39
Attorney for Petitioner : Tygh R Lybbert
Attorney for Respondent : none shown

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File No. 2034894

WA ALTA Commitment For Title Insurance Schedule B II 8-1-16

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

74. Pendency of United States Bankruptcy Court for Eastern District of Washington
Case No. 18-00544-FLK7
Wherein Dorothy C. Sytsma
filed a petition for bankruptcy
On March 5, 2018
Trustee Matthew J Anderton
Attorney for Debtor Metiner G Kimel

Any transaction involving this property must be made pursuant to a confirmed plan or by proper bankruptcy court order. A copy of the plan and/or court order should be presented to the Company.

75. Judgment for the amount herein stated and any amounts due,
Creditor : Cargill Inc a Delaware corporation
Debtor : Andrew Sytsma in his individual capacity and as to his personal community interest
Amount : \$147,444.94 plus interest
Entered : November 5, 2018
Judgment No. : none shown
Cause No. : 18-2-01501-39
76. Unrecorded leaseholds.
77. Provisions of RCW 6.12 that provides for an "automatic homestead". If the premises herein comprise the residence of said vestee and spouse, if married, any conveyance, contract for conveyance or encumbrance must be executed by both the vestee herein and spouse, if married. Evidence of the present marital status may be by recital in the forthcoming document.
78. Easements or rights of way for all pipelines, ditches, canals, flumes, telephones and transmission lines which may be required for the construction, operation, repair and maintenance of irrigation works.
79. Easement for electrical transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters,
Recorded : June 6, 1955, Volume 546, Page 584
Grantee : Benton Rural Electric Association
Affects : Parcels A, B and C
80. Easement for electrical transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters,
Recorded : March 16, 1964
Auditor's File No. : 1987181
Grantee : Benton Rural Electric Association
Affects : Parcels E and F

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File No. 2034894

WA ALTA Commitment For Title Insurance Schedule B II 8-1-16

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

81. Easement, including the terms, covenants and provisions thereof, affecting a portion of said premises, for the purposes hereinafter stated, as granted by instrument,
Recorded : December 14, 1990
Auditor's File No. : 2910387
For : irrigation and related rights
In favor of : Sayles L Albee and Mary B Albee husband and wife
Affects : portion Parcel D
82. Possible costs of grading, improving, repairing and maintaining roadway appurtenant to Parcels A and B as set forth in document recorded under Auditor's File No. 2910387.
83. Easement, including the terms, covenants and provisions thereof, affecting a portion of said premises, for the purposes hereinafter stated, as granted by instrument,
Recorded : July 3, 2003
Auditor's File No. : 7344181
For : access and utilities
In favor of : adjoiners to the South
Affects : East 20 feet of Parcel I
84. Easement, including the terms, covenants and provisions thereof, affecting a portion of said premises, for the purposes hereinafter stated, as granted by instrument,
Recorded : August 13, 2007
Auditor's File No. : 7576211
For : irrigation
In favor of : Robert Avalos
Affects : North 15 feet of Parcel D
85. Easement for electrical transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters,
Recorded : May 16, 2008
Auditor's File No. : 7611948
Grantee : Benton Rural Electric
Affects : portion Parcel D
86. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff vs. (numerous named defendants), notice of which is given by Lis Pendens recorded under Yakima County Auditor's File No. 2479271, 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 above pending action will be shown on Schedule B, Part II, of the ALTA Mortgage Policy, when issued, which schedule reflects matters of record which are subordinate to the lien of the insured Mortgage.

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File No. 2034894

WA ALTA Commitment For Title Insurance Schedule B II 8-1-16

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

End of Special Exceptions

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File No. 2034894

WA ALTA Commitment For Title Insurance Schedule B II 8-1-16

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY

Pacific Alliance Title, LLC

As Agent for Old Republic National Title Insurance Company

NOTES

- A. The legal description contained herein has been derived from information submitted with the application and as available from the record title. Said description should be carefully reviewed to assure it meets the intentions of the parties to this transaction.
- B. Any maps, plats or surveys attached to this commitment are provided solely for informational purposes and to assist in locating the property with reference to streets and other parcels. While it is believed to be correct, Pacific Alliance Title, LLC assumes no liability for any loss occurring by reason of reliance thereon.
- C. This office conforms to the Federal Privacy Laws. Please see attached Privacy Policy Notice.
- D.

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File No. 2034894

WA ALTA Commitment For Title Insurance Schedule B II 8-1-16

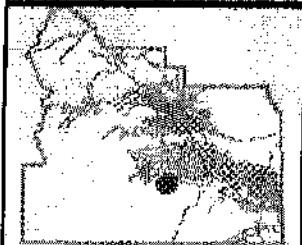
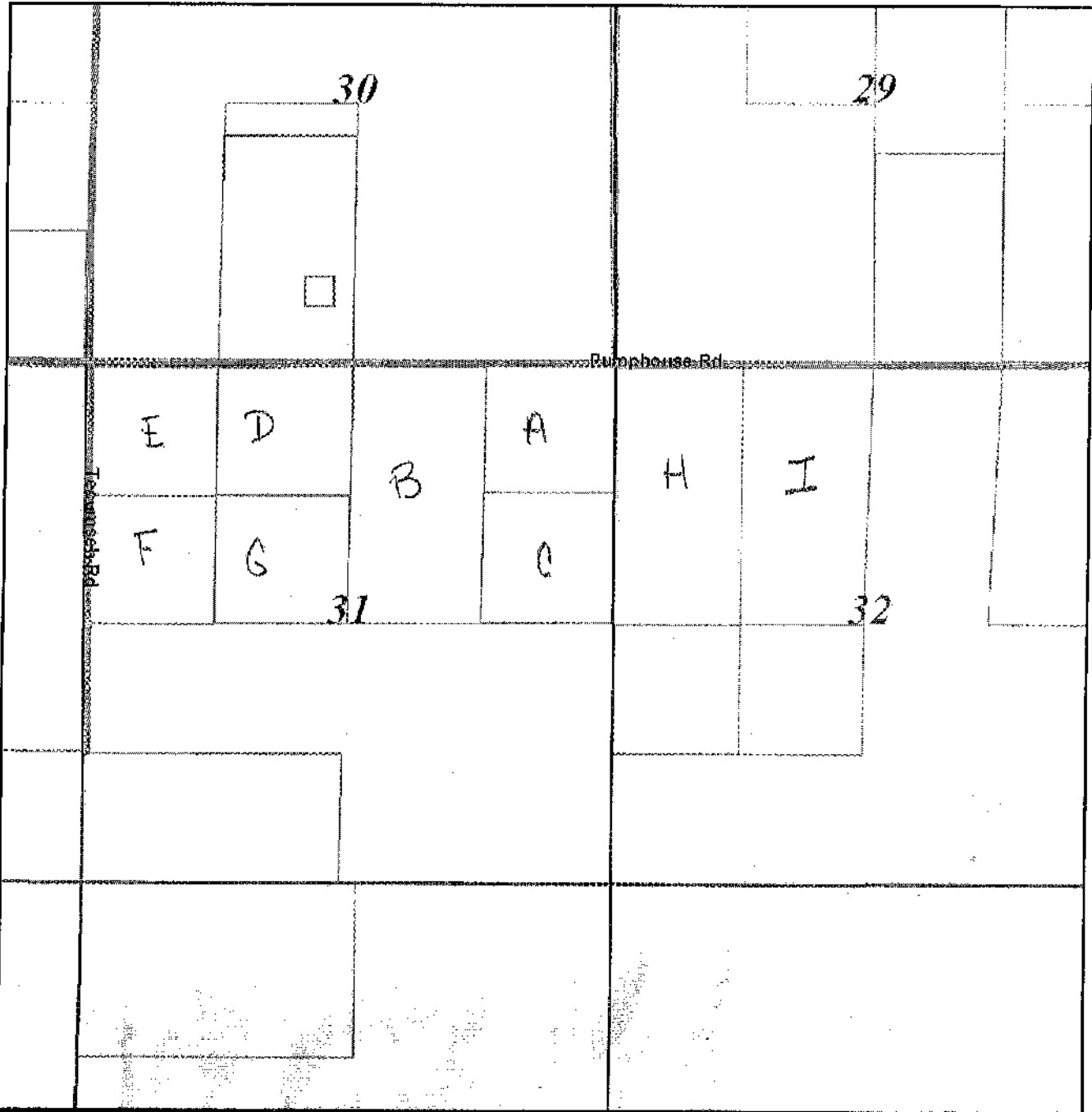
Page 11 of 11



Yakima County GIS - Washington Land Information Portal

[Print Map](#)
[Close Map](#)

Yakimap.com



Map Center: Range: **18** Township: **10** Section: **31**

 City Limits
 Sections

WWW.YAKIMAP.COM
 Yakima County GIS
 128 N 2nd Street
 Yakima, WA 98901
 (509) 674-2992



One Inch = 1600 Feet
Feet 1000 2000

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, EROSION CONTROL OR ZONING VERIFICATION

Copyright (C) Yakima County GIS
 Printed On: 11/13/2016 8:35:02 AM

COUNTY EXCISE TAX

DATE JAN 30 2008
PAID \$ 1535.00
REC. NO. 399375
BY Sata
Yakima County Treasurer's Office

When recorded return to:
ANDREW SYTSMA
6160 VAN BELLE ROAD
SUNNYSIDE, WA 98944

Statutory Warranty Deed

THE GRANTOR ROBERTO AVALOS and CYNTHIA A. AVALOS, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ANDREW SYTSMA and CATHY SYTSMA, husband and wife the following described real estate, situated in the County of YAKIMA, State of Washington:

PARCEL A:

Government Lot 1 (Being the Northwest 1/4 of the Northwest 1/4) of Section 31, Township 10 North, Range 18, E.W.M., records of Yakima County, Washington.
EXCEPT roads

PARCEL B:

Government Lot 2 (Being the Southwest 1/4 of the Northwest 1/4) of Section 31, Township 10 North, Range 18, E.W.M., records of Yakima County, Washington.

Tax Parcel Number(s): 181031-22002, 181031-23001

TOGETHER WITH all appurtenances, thereunto belonging.

SUBJECT TO rights reserved in federal patents, state or railroad deeds, building or use restrictions general to the area, zoning regulations, utility easements of record, and rights of way or easements shown on the plate or visible by inspection, reserved oil and/or mineral rights, and any future adjudication of surface water rights by any appropriate federal and/or state proceeding.

SUBJECT TO easement or right of way for necessary canals, tunnels or other water conduits and for telephone and transmission lines required in connection with the Yakima Reservation Irrigation District, contained in instruments of record.

SUBJECT TO easement or right of way for necessary canals, tunnels or other water conduits and for telephone and transmission lines required in connection with the United States Indian Reclamation Project, contained in instruments of record.

SUBJECT TO an easement affecting a portion of said land and for the purposes stated herein and incidental purposes as provided in the following easement, granted to Benton Rural Electric Association, for electric wires, poles, recorded March 16, 1964, under Auditor's File No. 1987181, and affects a portion of said premises.

SUBJECT TO an easement affecting a portion of said land and for the purposes stated herein and incidental purposes as provided in the following easement granted to Wesley Morford, for roadway, utilities and irrigation line, recorded December 14, 1990, under Auditor's File No. 2910387, and affects the West 33 feet.

SUBJECT TO possible costs of grading, improving, repairing and maintaining roadway, set forth in document recorded under Auditor's File No. 2910387.

SUBJECT TO terms and provisions as contained in an instrument entitled Irrigation Easement, executed by Sayles Albee, et al, recorded August 13, 2007, under Auditor's File No. 7576211, which provides for easement maintenance and indemnification.



7597775
Page: 1 of 2
01/30/2008 03:25P
Yakima Co, WA

SUBJECT TO 2008 general taxes and assessments by the Wapato Unit of the Yakima Irrigation Project of the United States Reclamation Service, and the Yakima Reservation Irrigation District.

Dated this 25th day of January, 2008.

_____ *Roberto Avalos*
 ROBERTO AVALOS
 _____ *Cynthia A. Avalos*
 CYNTHIA A. AVALOS

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss

I certify that I know or have satisfactory evidence that **ROBERTO AVALOS and CYNTHIA A. AVALOS** are the persons who appeared before me, and said persons acknowledged that **THEY** signed this instrument and acknowledged it to be **THEIR** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JANUARY 25th, 2008



Amy M. McKinney
 AMY M. MCKINNEY

 Notary Public in and for the State of Washington
 Residing at **OUTLOOK**
 My appointment expires: **MAY 18, 2010**



When recorded return to:
ANDREW SYTSMA
6160 VAN BELLE RD
SUNNYSIDE WA 98944

REAL ESTATE EXCISE TAX	
PAID	
AMT	10,409.00
DATE	MAR 03 2008
AFF	400007
BY	<i>Ilene Thomson</i>
ILENE THOMSON, TREASURER	

Statutory Warranty Deed

THE GRANTOR MARY B ALBEE and SAYLES ALBEE, as their respective separate estate as to Parcels D, E, F & G. and MELVIN E. FOSTER and MARILENE C. FOSTER, husband and wife as to Parcels A, B & C for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ANDREW SYTSMA and CATHY SYTSMA, husband and wife the following described real estate, situated in the County of YAKIMA, State of Washington:

Abbreviated Legal: PARCEL A: NE 1/4 NW 1/4 S. 31, T. 10 N., R. 18, EWM; PARCEL B: SE 1/4 NW 1/4 S. 31, T. 10 N., R. 18, EWM; PARCEL C: W 1/2 NE 1/4 S. 31, T. 10 N., R. 18, EWM; PARCEL D: NE 1/4 NE 1/4 S. 31, T. 10 N., R. 18, EWM; PARCEL E: SE 1/4 NE 1/4 S. 31, T. 10 N., R. 18, EWM; PARCEL F: W 1/2 NW 1/4 S. 32, T. 10 N., R. 18, EWM; PARCEL G: E 1/2 NW 1/4 S. 32, T. 10 N., R. 18, EWM

See Exhibit A attached hereto and made a part hereof.

Tax Parcel Number(s): 181031-21002; 24001, 181031-12001; 11001, 181031-14001, 181032-22001; 21001

TOGETHER WITH all appurtenances, thereunto belonging.

SUBJECT TO rights reserved in federal patents, state or railroad deeds, building or use restrictions general to the area, zoning regulations, utility easements of record, and rights of way or easements shown on the plat or visible by inspection, reserved oil and/or mineral rights, and any future adjudication of surface water rights by any appropriate federal and/or state proceeding.

SUBJECT TO Sale is strictly AS IS and Seller makes no warranties, either express or implied, nor of merchantability or habitability.

SUBJECT TO Future assessments and liability to further charges and assessments for the construction, operation and maintenance of the United States Indian Reclamation Service, and for water rights and water charges thereunder.

SUBJECT TO Future assessments by reason of the inclusion of the said premises within the boundaries of Yakima Reservation Irrigation District.

SUBJECT TO Easement or right-of-way for necessary canals, tunnels or other water conduits and for telephone and transmission lines required in connection with the Yakima Reservation Irrigation District, contained in instruments of record.

SUBJECT TO Easement or right-of-way for necessary canals, tunnels or other water conduits and for telephone and transmission lines required in connection with the United States Indian Reclamation Project, contained in instruments of record.



SUBJECT TO An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument :Easement
Granted To :Benton Rural Electric Association
For :transmission lines
Recorded :June 6, 1955
Auditor's File No. :Volume 546 Page 584
Affects :portion of the Northeast 1/4, Parcels C, D and E

SUBJECT TO Possible costs of grading, improving, repairing and maintaining roadway appurtenant to Parcels A and B, set forth in document recorded under Auditor's File No. 2910387.

SUBJECT TO An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument :Easement Deed
Granted To :adjoiners to South
For :access and utilities
Recorded :July 3, 2003
Auditor's File No. :7344181
Affects :East 20 feet of Parcel G

SUBJECT TO An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument :Irrigation Easement
Granted To :Robert Avalos
For :irrigation
Recorded :August 13, 2007
Auditor's File No. :7576211
Affects :North 15 feet of Parcel A

SUBJECT TO An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument :Easement
Granted To :Benton Rural Electric Association
For :electric wires, poles
Recorded :March 16, 1964
Auditor's File No. :1987181
Affects :portion of said premises

SUBJECT TO An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument :Grant of Easement
Granted To :Wesley Morford
For :roadway, utility and irrigation line
Recorded :December 14, 1990
Auditor's File No. :2910387
Affects :West 33 feet

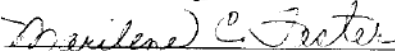
SUBJECT TO Terms and provisions as contained in an instrument,

Entitled :Irrigation Easement
Executed By :Sayles Albee et al
Recorded :August 13, 2007
Auditor's File No. :7576211
Which Among Other Things Provides :easement maintenance and indemnification

SUBJECT TO Future property taxes.

Dated this 27th day of February, 2008.


MELVIN E. FOSTER


MARILENE C. FOSTER


MARY B. ALBEE

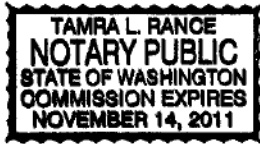

MARY B. ALBEE SIGNING ON BEHALF OF
SAYLES ALBEE

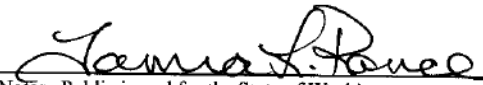


STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss

I certify that I know or have satisfactory evidence that **MARY B. ALBEE, as herself and on behalf of SAYLES ALBEE** are the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 27, 2008

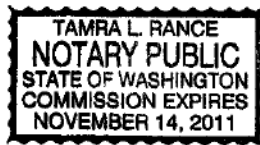


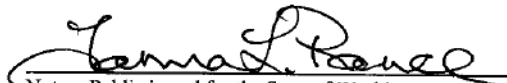

Notary Public in and for the State of Washington
Residing at Yakima
My appointment expires: 11-14-11

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss

I certify that I know or have satisfactory evidence that **MELVIN E. FOSTER and MARILENE C. FOSTER** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 27, 2008




Notary Public in and for the State of Washington
Residing at Yakima
My appointment expires: 11-14-11

PARCEL A:

The Northeast 1/4 of the Northwest 1/4 of Section 31, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads

PARCEL B:

The Southeast 1/4 of the Northwest 1/4 of Section 31, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads

PARCEL C:

The West 1/2 of the Northeast 1/4 of Section 31, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads

PARCEL D:

The Northeast 1/4 of the Northeast 1/4 of Section 31, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads

PARCEL E:

The Southeast 1/4 of the Northeast of Section 31, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads

PARCEL F:

The West 1/2 of the Northwest 1/4 of Section 32, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads

PARCEL G:

The East 1/2 of the Northwest 1/4 of Section 32, Township 10 North, Range 18, E.W.M, records of Yakima County, Washington.

EXCEPT roads



PACIFIC ALLIANCE TITLE CO

D

\$45.00

7601716

Page: 4 of 4

03/03/2008 02:58P

Yakima Co, WA