

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48322157

GUARANTEE

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 18, 2023

Issued by:

AmeriTitle, LLC

165 NE Estes Ave. - PO Box 735

White Salmon, WA 98672

(509)493-1965

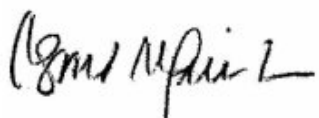

Arika Klawitter

Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By: 
ATTEST 
President Secretary

Subdivision Guarantee Policy Number: 72156-48322157

SUBDIVISION GUARANTEE

Order No.: 608926AM
Guarantee No.: 72156-48322157
Dated: September 18, 2023

Liability: \$1,000.00
Fee: \$350.00
Tax: \$24.50

Your Reference:

Assured: Curtis Homes, LLC

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:

See attached Exhibit 'A'

Title to said real property is vested in:

Cherry Hill NW, LLC, an Oregon limited liability company

END OF SCHEDULE A

(SCHEDULE B)

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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. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. 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: Pacific Power & Light Company
Book: 46, Page: 277
[View Document](#)
6. 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: El Paso Natural Gas Company, a corporation
Recorded: January 21, 1963
Book: 135, Page: 310
[View Document](#)
7. An easement for Water Line 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: Town of White Salmon, a municipal corporation
Recorded: August 4, 1966
Instrument No.: 123626
Book: 143, Page: 1
[View Document](#)
8. 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: Public Utility District No. 1 for Klickitat County
Recorded: September 10, 1969
Instrument No.: 134029
Book: 149, Page: 478
[View Document](#)
9. 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,

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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 24, 1992

Instrument No.: 229622

Book: 285, Page: 861

Including, but not limited to, the following:

A. Easement

B. Road Maintenance Provisions

[View Document](#)

Modification(s) of said covenants, conditions and restrictions:

Recorded: April 29, 2019

Instrument No: 1133874

[View Documents](#)

10. Matters as shown on Short Plat No. SP-91-17, including but not limited to:

Recorded: July 24, 1992

Instrument No.: 229623

Book: 2, Page: 112

A. Open Space Provision/Restriction

B. Easements

C. Break Line

D. Fence Line Locations

E. County Road Right-of-Way

[View Document](#)

11. Agreement and the terms and conditions contained therein

Between: City of White Salmon

And: The Public

Purpose: Annexation Ordinance

Recorded: June 7, 2019

Instrument No.: 1134475

[View Document](#)

Amendment to Annexation Ordinance, including the terms and provisions thereof;

Recorded: July 16, 2019

Instrument No.: 1135037

[View Document](#)

12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$1,900,000.00

Trustor/Grantor: Cherry Hill NW, LLC, an Oregon Limited Liability Company

Trustee: AmeriTitle, LLC

Beneficiary: Deltalon JV Limited Partnership, an Oregon Limited Partnership

Dated: February 10, 2021

Recorded: February 23, 2021

Instrument No.: 1145755

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lot 4, SP-91-17, Bk. 2, Pg. 112, KCSPR.

Note No. 3: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$6,633.15

Year: 2023

Parcel No.: 03-10-2475-0004/00

Taxes as paid include the following exemptions: None

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

EXHIBIT 'A'

File No. 608926AM

PARCEL 1:

Lot 4, CHERRY HILL ESTATES, SHORT PLAT NO. SP-91-17, according to the Plat thereof, recorded July 24, 1992, in Book 2, Page 112, Auditor's File No. 229623, Klickitat County Short Plat Records, in the County of Klickitat and State of Washington.

PARCEL 2:

Access Easement

The right to use Spring Lane Private Drive over Lots 1, 2 and 3 of CHERRY HILL ESTATES, SHORT PLAT NO. SP-91-17, recorded July 24, 1992, in Book 2, Page 112, Auditor's File No. 229623, Klickitat County Short Plat Records.