

COMMITMENT FOR TITLE INSURANCE

Issued by



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

*[Handwritten signature]*

Authorized Countersignature

Central Washington Title Services, Inc.

Company

Wenatchee, WA

City, State



*[Handwritten signature]*

Senior Chairman of the Board

*[Handwritten signature]*

Chairman of the Board

*[Handwritten signature]*

President

**Central Washington Title Services, Inc.**

P.O. Box 4680 ♦ 1205 North Wenatchee Avenue ♦ Wenatchee, WA 98807

Phone 509-665-9800 ♦ Fax 509-667-8400

Title Officer: Steven T. Moore  
Reference: 11306

Escrow Officer: Robin Sherman  
Order Number: 11306

**SCHEDULE A**

1. **Effective Date:** May 3, 2008 at 8:00 a.m.

2. **Policy Or Policies To Be Issued:**

( X ) ALTA OWNER'S POLICY, (6/17/06)  
( X ) STANDARD ( ) EXTENDED

**Amount:** TO BE DETERMINED  
**Premium:**  
**Tax:**  
**Total:** \$ 0.00

( ) ALTA LOAN POLICY (6/17/06)

**Amount:**  
**Premium:**  
**Tax:**  
**Total:** \$ 0.00

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

FEE SIMPLE ESTATE

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

Jon Port, as his separate estate

5. **The land referred to in this commitment is described as follows:**

Lot 24, Windsong, Chelan County, Washington, according to the plat thereof, recorded in Volume 30 of Plats, Pages 27 and 28.

**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B**  
**Part I**

**Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:**

**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.
- 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.

**SPECIAL EXCEPTIONS FOLLOW**

**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B**  
**Part I**

**SPECIAL EXCEPTIONS**

1. Rights and liabilities under customary agreement for water right in Millerdale Irrigation District including the restriction of the use of said water to irrigation, stock, and domestic purposes, the granting of an easement for lateral ditches and pipelines uses in connection therewith, and the creation of a lien upon the land for assessments therein, as disclosed by various instruments of record.
2. Waiver and relinquishment of all claims for damages against any governmental authority with may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in the plat herein.
3. Right of the public to make necessary slopes for cuts or fills upon said premises in the original reasonable grading of streets, avenues, alleys and roads, as dedication in the plat.
4. Restrictions, conditions, dedications, notes, easements and provisions delineated and/or described on the plat recorded in Volume 30 of Plats at page(s) 27 and 28 in Chelan County, Washington.
5. Easement as delineated on the face of the plat:  
Purpose: Utilities  
Affects: A portion of said premises and other properties
6. Terms and conditions of "Water and/or Sewer Connection Agreement":  
Recorded: October 18, 1995  
Recording No.: 9510190003
7. Easement, including terms and provisions contained therein:  
Recorded: October 5, 2004  
Recording No.: 2184707  
In favor of: Public Utility District No. 1 of Chelan County  
For: Electric transmission and/or distribution system  
Affects: A portion of said premises and other property
8. Easement, including terms and provisions contained therein:  
Recorded: December 14, 2005  
Recording No.: 2216550  
In favor of: Public Utility District No. 1 of Chelan County  
For: Water Pipeline  
Affects: A portion of said premises and other property

TITIS  
WILL BE  
PAID OFF  
BY SELLER  
AT CLOSING

9. Deed of Trust and the terms and conditions thereof:  
Grantor: Jon R. Port, an unmarried man  
Trustee: Central Washington Title Services  
Beneficiary: Greenpoint Mortgage Funding, Inc.  
Amount: \$168,000.00  
Dated: September 16, 2005  
Recorded: September 26, 2005  
Recording No.: 2210169
10. General taxes. The first half becomes delinquent after April 30<sup>th</sup>. The second half becomes delinquent after October 31<sup>st</sup>.  
Year: **2008**  
Amount billed: \$2,074.02  
Amount paid: \$1,037.01  
Amount due: \$1,037.01, plus interest and penalty,  
if delinquent  
Tax Parcel No.: 22 20 15 740 230
11. Lien of the Real Estate Excise Sales Tax and surcharge upon any sale of said premises, if unpaid. As of the date herein, the Excise Tax rate for City of Wenatchee is 1.78%.

**END OF SPECIAL EXCEPTIONS**

**NOTES:**

NOTE: All matters regarding extended coverage have been cleared for mortgagee's policy. Exception C shown in Schedule B herein will be omitted in said extended coverage mortgagee's policy.

Address of property: 731 Crawford Street  
Wenatchee, WA 98801



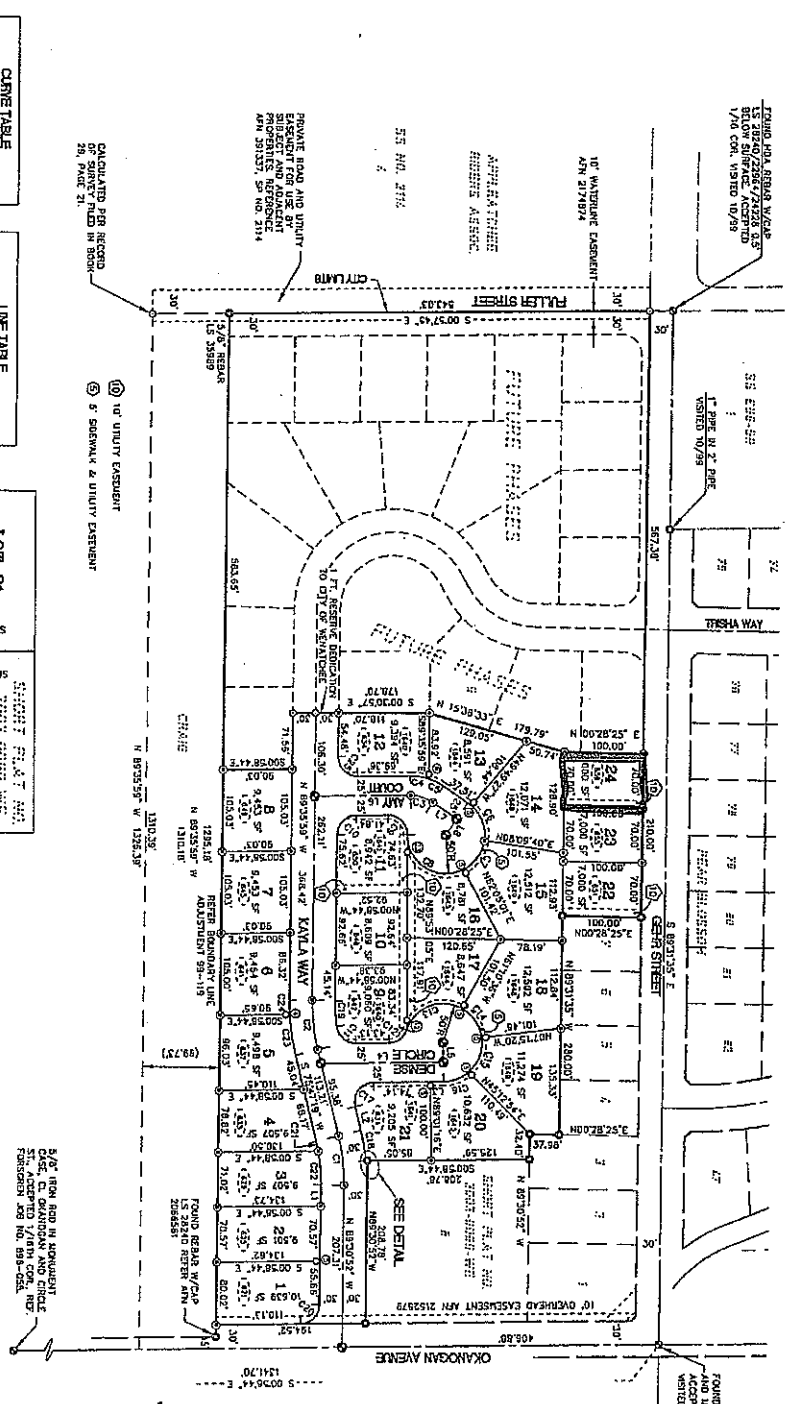
Plat ofn 2219009

722 Rao S15

2 of 2

30/28

PLAT OF  
**WINDSONG SUBDIVISION**  
 CITY OF WENATCHEE  
 CHELAN COUNTY, WASHINGTON

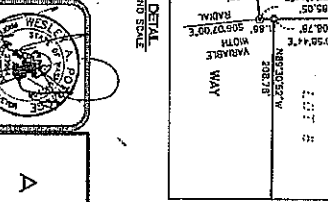
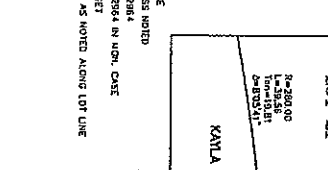


**CURVE TABLE**

CURVE	BEARING	LENGTH	CHORD	CHORD BEARING
C1	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C2	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C3	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C4	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C5	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C6	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C7	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C8	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C9	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C10	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C11	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C12	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C13	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C14	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C15	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C16	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C17	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C18	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C19	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C20	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C21	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C22	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C23	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C24	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E
C25	S 89° 57' 42" E	6.31	25.00	S 89° 57' 42" E

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 89° 57' 42" E	17.28
L2	S 89° 57' 42" E	17.28
L3	S 89° 57' 42" E	17.28
L4	S 89° 57' 42" E	17.28
L5	S 89° 57' 42" E	17.28
L6	S 89° 57' 42" E	17.28
L7	S 89° 57' 42" E	17.28
L8	S 89° 57' 42" E	17.28
L9	S 89° 57' 42" E	17.28
L10	S 89° 57' 42" E	17.28
L11	S 89° 57' 42" E	17.28
L12	S 89° 57' 42" E	17.28
L13	S 89° 57' 42" E	17.28
L14	S 89° 57' 42" E	17.28
L15	S 89° 57' 42" E	17.28
L16	S 89° 57' 42" E	17.28
L17	S 89° 57' 42" E	17.28
L18	S 89° 57' 42" E	17.28
L19	S 89° 57' 42" E	17.28
L20	S 89° 57' 42" E	17.28
L21	S 89° 57' 42" E	17.28
L22	S 89° 57' 42" E	17.28
L23	S 89° 57' 42" E	17.28
L24	S 89° 57' 42" E	17.28
L25	S 89° 57' 42" E	17.28



**DESCRIPTION:** (PARCEL NO. 22-20-15-310-090)  
 That portion of Tract 9, Wenatchee Short Plat No. 1003-0089-16, Project Camp Short Plat No. IV, Beginning at the Southeast corner of said Tract 9, thence along the South line North 89°55'59" West 711.53 feet and the beginning of said described line; thence leaving said South line North 00°58'44" East 90.00 feet; thence North 89°55'59" West 71.56 feet; thence North 13°00'57" West 172.70 feet; thence North 00°28'25" East 100.00 feet; thence the North line of said Tract 9, 210.00 feet West of the Northeast corner thereof and the end of said described line.

**NOTES:**  
 1. COMPUTATIONAL ACTIVITIES ASSOCIATED WITH THE ADJACENT ORLANDO LANDS CASE, CL OKANAGAN AND CRIDGE FURNISHED 203 IN 1994-CAL.

**LEGEND:**  
 ○ - FOUND BRASS CAP IN ADJACENT CASE  
 ○ - FOUND ROD AND CAP IN 2264 UNLESS NOTED  
 ○ - SET 5/8" X 2 REBAR W/CAP L.S. 27864  
 ○ - SET 5/8" X 2 REBAR W/CAP L.S. 27864 IN ADJ. CASE  
 ○ - COMPUTED POSITION-NOT FOUND OR SET  
 ○ - SET OFFSET LOT CORNER - DISTANCE AS NOTED ALONG LOT LINE

**SCALE:** 1" = 100'  
**DATE:** 1/13/08  
**PROJECT NO.:** 08-0-0207  
**PLAT NO.:** 2219009

**FORSGREN ASSOCIATES/INC.**  
 1200 SHAWNEE ROAD, SUITE A, WENATCHEE, WA 98801  
 PHONE: (509)535-1122 FAX: (509)535-5188

**A HOME DOCTOR, INC.**  
 PORTION OF NE 1/4 SW 1/4 SEC. 15, T. 22 N., R. 20, E.W.M.  
 CITY OF WENATCHEE, CHELAN COUNTY, WASHINGTON

