



113 East Woodin Avenue
Chelan, WA 98816
Phone: (509) 682-7001
Fax: (509) 663-3758

March 7, 2025



File No.:	Pre-CC-5607
Buyer/Borrower:	Tentative
Seller:	PBTL LLC
Property Address:	148 High Blossom Lane, Manson, WA 98831
Abbreviated Legal:	Property 1: Parcel A of Boundary Line Adjustment No. 2022-231, Chelan County



Escrow Team:
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If you have any questions regarding this file, please do not hesitate to contact us. We look forward to working with you on this transaction.



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL 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, Fidelity National 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 Amount of Insurance 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.

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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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 counter-signature by the Company or its issuing agent that may be in electronic form.

- 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;
 - 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 is not 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 is not 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.
 - 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 does not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not 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. The Company’s liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

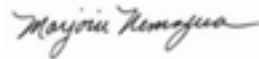
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- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether 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 IS 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 closing, settlement, escrow, or any other purpose.
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.
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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
President



By: _____
Secretary

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

Issuing Agent: Fig Title LLC

Issuing Office: 113 East Woodin Avenue
Chelan, WA 98816

Issuing Office's ALTA® Registry ID: 1133991

Loan ID Number:

Commitment Number: Pre-CC-5607

Issuing Office File Number: Pre-CC-5607

Property Address: 148 High Blossom Lane, Manson, WA 98831

SCHEDULE A**1.** Commitment Date: February 28, 2025 5:00 PM**2.** Policy to be issued:

	AMOUNT	PREMIUM	TAX	TOTAL
a. 2021 ALTA Owner's Policy	\$10,000.00	\$300.00	\$25.20	\$325.20

PROPOSED INSURED: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.The estate or interest to be insured: **fee simple****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:
PBTL LLC, a Washington Limited Liability Company**5.** The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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 counter-signature by the Company or its issuing agent that may be in electronic form.*

FIG TITLE LLC

113 East Woodin Avenue, Chelan, WA 98816

Telephone: (509) 682-7001

Countersigned by:



Danielle Summers-Jones

Fig Title LLC, License #1042216

FIDELITY NATIONAL TITLE INSURANCE COMPANY

P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____

President



By: _____

Secretary

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SCHEDULE B, PART I – Requirements

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. The Company requires the proposed insured to verify that the land covered by this commitment is the land intended to be conveyed in this transaction. The description of the land may be incorrect, if the application for title insurance contained incomplete or inaccurate information. Notify the Company well before closing if changes are necessary. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.
6. NOTICE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture, or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
7. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known to the Company.
8. E-Signed Documents are required to be submitted to the title officer on the file 24 hours prior to the anticipated recording date for review.
9. 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 for 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.
10. Lien of Real Estate Tax upon Sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise rates are as follows:
 State Excise Tax for real property classified as Timberland (RCW 84.34 or 84.33) or Agricultural land (RCW 84.34.020):
 1.28% of selling price
 All other State Excise Tax:
 1.10% of the selling price less than or equal to \$525,000.00
 1.28% of the selling price from \$525,000.01 to \$1,525,000.00
 2.75% of the selling price from \$1,525,000.01 to \$3,025,000.00
 3.00% of the selling price over \$3,025,000.00
 Local Excise Tax:
 .50% of selling price
 In addition to Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)
11. A Deed of Trust from PBTL LLC, a Washington Limited Liability Company to First American Title Insurance Company, Trustee(s), securing an indebtedness to Baker Boyer National Bank, in the amount of \$956,250.00, dated August 30, 2018 and

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recorded on August 30, 2018 at Document #[2483910](#) in the official records of Chelan County Recording Office to be satisfied and released.

12. We are informed that PBTL, LLC is a limited liability company (LLC). A copy of the duplicate original of the filed LLC Certificate of formation, the LLC agreement, and all subsequent modifications or amendments must be submitted to the Company for review.
Any conveyance or mortgage by PBTL, LLC, a limited liability company (LLC), must be executed by all the members, or evidence submitted that certain designated members or managers have been authorized to act for the limited liability company.
13. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.

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SCHEDULE B, PART II – Exceptions

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. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate or complete land survey of the Land.
3. Easements, prescriptive rights, rights of way, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
7. Unpatented mining claims, and all rights, relating thereto.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
10. Water rights, claims or title to water.
11. 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.
12. General property taxes and service charges. These charges may also include irrigation charges, federal fire patrol charges, storm water charges, and other local assessments:
(1st half delinquent on May 1; 2nd half delinquent on November 1)
Year: 2025
First Half: \$4,114.41
Second Half: \$4,114.30
Paid: \$0.00
Balance: \$8,228.71, plus interest and penalty if delinquent
Tax Account No.: 282113340050
The land is situated within the boundaries of local taxing authority of 4, with a land use code of 83.

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Land: \$66,750.00
Improvements: \$1,004,438.00
Current Use: \$90,000.00
Total: \$1,161,188.00

13. 2025 assessments levied by the Lake Chelan Reclamation District, together with interest, penalty and statutory foreclosure costs, if any, after delinquency for Parcel No.: 282113340050.
Billed: \$1,724.97
Paid: \$0.00
Balance Due: \$1,724.97
14. This land is included in the Federal Fire Patrol District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district.
15. This land is included in the Lake Chelan Reclamation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.
16. Right of the public to make necessary slopes for cuts or fills upon the land herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
17. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Flumes and Pipelines recorded on June 17, 1911 in [Book 78, Page 409](#).
18. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Flumes and Pipelines recorded on May 20, 1920 in [Book 151, Page 635](#).
19. Quit Claim Deed as imposed by instrument recorded on March 31, 1945 as document [#365620](#).
20. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Road recorded on September 1, 1954 as document [#487793](#).
21. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on March 23, 1976 as document [#758390](#).
22. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Roadway Pipeline, Power and Telephone recorded on February 23, 1977 as document [#769677](#).
23. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Water Pipeline recorded on March 16, 1973 as document [#728242](#).
24. EASEMENTS and the terms and conditions thereof affecting a portion of said premises for Ingress and Egress recorded on July 12, 1984 as document [#8407120001](#), on July 12, 1984 as document [#8407120002](#).
25. EASEMENTS and the terms and conditions thereof affecting a portion of said premises for Ingress and Egress recorded on April 23, 1997 as document [#2004385](#), on April 23, 1997 as document [#2004386](#).

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Said document was amended on January 25, 2000 as document #[2068467](#) .

26. Terms and conditions as disclosed by survey recorded on September 27, 1996 as document #[9609270020](#) . Affects said premises and other property
27. Terms and conditions as disclosed by survey recorded on January 5, 2000 as document #[2067619](#) . Affects said premises and other property
28. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Underground Electric System recorded on May 15, 2001 as document #[2093100](#) .
29. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress and Egress recorded on August 2, 2004 as document #[2179916](#) .
30. Terms and provisions of agreement concerning Boundary Line Adjustment No. 2004-030 recorded on August 2, 2004 as document #[2179928](#) .
31. Terms and provisions of agreement concerning Certificate of Exemption recorded on May 18, 2006 as document #[2227499](#) .
32. Terms and conditions as disclosed by survey recorded on July 11, 2006 as document #[2231830](#) . Affects said premises and other property
33. The lands described herein have been classified as farm and agriculture as disclosed by notice recorded on May 7, 2008 as document #[2281325](#) , and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said land requires execution of a notice of compliance form attached to the excise tax affidavit.
34. Terms and conditions as disclosed by survey recorded on May 18, 2015 as document #[2418103](#) . Affects said premises and other property
35. Terms and provisions of agreement concerning Boundary Line Adjustment No. 2016-319 recorded on December 7, 2016 as document #[2449140](#) .
36. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Irrigation Pipeline recorded on February 22, 2017 as document #[2453221](#) .
37. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Well - Domestic Water Pipeline recorded on January 22, 2018 as document #[2472032](#) .
38. AGREEMENT regarding Well and the terms and conditions thereof recorded on January 22, 2018 as document #[2472032](#) .
39. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Underground Utility recorded on March 29, 2018 as document #[2475225](#) .
40. The lands described herein have been classified as forest land as disclosed by notice recorded on August 30, 2018 as document #[2483909](#) , and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use

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in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said land requires execution of a notice of compliance form attached to the excise tax affidavit.

41. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Overhead and/or Underground Utility recorded on August 5, 2021 as document [#2550211](#).

Said document was amended on August 30, 2021 as document [#2551821](#).

42. Terms and provisions of agreement concerning Boundary Line Adjustment 2022-231 recorded on June 6, 2022 as document [#2568290](#).

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Chelan, State of Washington and is described as follows:

A portion of the South half of the Southwest quarter of Section 13, Township 28 North, Range 21 East of the Willamette Meridian, Chelan County, Washington:

Commencing at the Northeast corner of the Southeast quarter of the Southwest quarter thence along the North line of said subdivision South 89°38'06" West for 370.01 feet to the True Point of Beginning;

Thence continuing along said North line South 89°38'06" West for 950.87 feet to the Northwest corner of said Southeast quarter of the Southwest quarter;

Thence along the West line of said Southeast quarter South 00°29'32" East for 59.18 feet;

Thence leaving said West line and continuing along the West line of 'Parcel A' as filed under Chelan County Auditor's File #2179928 and surveyed per Chelan County Auditor's File #2418103 South 29°49'46" West along said West line of 243.27 feet;

Thence South 03°12'56" East along said West line for 199.86 feet;

Thence South 69°36'18" East a distance of 121.34 feet to an iron pipe monument shown on said survey in Auditor's File #2418103 on the West line of said Southeast quarter;

Thence along said West line South 00°28'59" East for 204.11 feet;

Thence South 89°44'43" East for 66.16 feet;

Thence South 37°10'45" East for 70.63 feet;

Thence North 85°12'09" East for 117.22 feet;

Thence North 57°58'58" East for 166.69 feet;

Thence North 87°26'45" East for 93.57 feet;

Thence South 25°44'36" East for 241.47 feet;

Thence 37°30'18" for 87.62 feet to a rebar and cap monument on the North line of Parcel B of Chelan County Boundary Line Adjustment No. 2014-267 as shown on said survey in Auditor's File No. 2418103, said point being also an angle point of the Westerly line of Parcel B of Chelan County Boundary Line Adjustment No. 2016-319, recorded in Auditor's File No. 2449140;

Thence North 18°41'45" East along said Westerly line for 1017.10 feet to the Point of Beginning.

Also known as Parcel A of Chelan County Boundary Line Adjustment No. 2022-231 recorded on June 6, 2022 under Auditor's File No. 2568290.

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INFORMATIONAL NOTES

1. In the past 36 months, there have been no conveyances of record for the property described in Schedule A herein. Title was acquired by vestee herein by deed recorded on August 30, 2018 as document #[2483908](#).
2. Title will be vested in parties yet to be disclosed. When title is vested, their title will be subject to matters of record against their names.
3. The Company has been asked to issue an owner's policy without disclosure of the liability amount. This commitment shall be effective only when the amount of the policy committed for has been inserted in Schedule A hereof. The forthcoming policy must be issued in an amount at least equal to the full value of the estate insured in accordance with our rating schedule on file in the office of the Washington State Insurance Commissioner.
The Company may have further requirements if the undisclosed amount to be insured exceeds the current assessed valuation.
4. Based on information provided to the Company, on the date of this commitment, it appears the property address(es) is/are:
Known as: 148 High Blossom Lane, Manson, WA 98831
5. The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document.
Parcel A of Boundary Line Adjustment No. 2022-231, Chelan County
6. If you would like the Company to act as trustee in the proposed deed of trust, please note that "Fig Title LLC" may act as trustee of a deed of trust under RCW 61.24.010(1).
7. Any sketch or map attached here to is not intended to show all matters related to the property, including but not limited to area, dimensions, easements, encroachments or locations of boundaries. It is not a part of, nor does it modify, the commitment of policy to which it is attached. The company assumes no liability for any matter related to this sketch, unless such coverage is specifically provided by the covered risks of the policy. Reference should be made to an accurate survey for further information.
8. RECORDING INFORMATION: Our office now e-records all documents with both Chelan and Douglas Counties. Please note that the fee to e-record is \$5.44 per document which will be added to the recording fees. To avoid delays at closing, documents must be delivered at least one hour prior to our 3:00 pm recording cut-off time for document preparation and review and any excise or recording checks submitted with recording packages must be made out to Fig Title LLC. Please contact the title department for recording cutoff times if documents are not to be e-recorded.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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 counter-signature by the Company or its issuing agent that may be in electronic form.