

**Central Washington Title Services, Inc.**

1205 N. Wenatchee Avenue, Wenatchee, WA 98801

Phone: (509) 665-9800 Fax: (509) 667-8400

**Title Officer:** Tori Handley

**Reference:** LocalTel Building LLC/TBD

**Order Number:** 26316

**PRELIMINARY COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

**1. Effective Date:** May 21, 2019 at 8:30 A.M.

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

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

<b>Amount:</b>	To Be Determined
<b>Premium:</b>	
<b>Tax:</b>	\$0.00
<b>Total:</b>	\$0.00

Proposed Insured: **To be determined**

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

<b>Amount:</b>	To Be Determined
<b>Premium:</b>	
<b>Tax:</b>	\$0.00
<b>Total:</b>	\$0.00

Proposed Insured: **To be determined**

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

Fee Simple

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

LocalTel Building LLC, a Washington limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 36A, as delineated on TKB LLC and Pioneer Ridge LLC Survey, recorded October 1, 2014, under Douglas County, Washington, under Auditor's File No. 3180960, being a portion of South half of the Northeast quarter and the Southeast quarter of Section 2, Township 25 North, Range 21 E.W.M., Douglas County, Washington.

**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:**

- 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. Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the TKB LLC and Pioneer Ridge Survey recorded under Douglas County Recording No. 3180960.
2. Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the TKB LLC-Pioneer Ridge Tax Parcel Segregation recorded under Douglas County Recording No. 3181386.
3. Covenants, conditions, restrictions and/or easements therein:  
Recorded: March 7, 2008  
Recording No.(s): 3121274
4. Easement, including terms and provisions contained therein:  
Recorded: September 26, 2008  
Recording No.: 3127963  
For: Roadway easement  
Affects: A portion of said premises
5. Deed of Trust and the terms and conditions thereof:  
Grantor: LocalTel Building, LLC, a Washington limited liability company  
Trustee: North Meridian Title & Escrow, LLC  
Beneficiary: Pamela K. Talbot, a single woman  
Amount: \$175,000.00  
Dated: September 21, 2017  
Recorded: November 1, 2017  
Recording No.: 3207912
6. Lien of the Real Estate Excise Tax and surcharge upon any sale of said premises, if unpaid. As of the date herein, the Excise Tax rate for unincorporated Douglas County is 1.53%.

**END OF SPECIAL EXCEPTIONS**

**NOTES:**

General taxes for the year 2019 which have been paid:

Amount: \$88.29  
Tax Parcel No.: 25 21 02 100 12

During the previous 24 months, the following deeds have been recorded affecting the ownership to the property described herein:

There are no conveyances of title during said period.

As of the effective date of the commitment, the exceptions contained herein reflects matters, if any, disclosed by a judgment and lien search against the vestees, contract vendees, if any, and incoming purchasers, if any.

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

**The following are the requirements to be complied with:**

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
3. Evidence of the authority of the individual(s) to execute the forthcoming document for LocalTel Building LLC, a Washington limited liability company, copies of the current Operating Agreement should be submitted prior to closing.
4. According to the application for title insurance, title is to vest in persons not yet revealed and when so vested will then be subject to matters disclosed by a search of the records against their names.

**NOTICE**

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.

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 1/2" 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:**

- a. Title or titles of document. If assignment or reconveyance reference to auditor's file number or subject deed of trust.
- b. Names of grantor(s) and grantee(s) with reference to additional names on following pages, if any.
- c. Abbreviated legal description (lot, block, volume/page of plat or section/township/range and quarter section or government lot for unplatted).
- d. Assessor's tax parcel number(s).
- e. Return address which may appear in the upper left hand 3" top margin

**Abbreviated Legal Description for the subject property:**

**Subdivision**

Lot 36A, TKB LLC and Pioneer Ridge LLC Survey, Douglas County, Washington

**Property Address**

NNA RD 5 NW  
Orondo, WA 98843

**Parcel No(s) for Subject Property:** 25 21 02 100 12

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## STG Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer Houston, Texas 77056

## STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

### WHAT DO/DOES THE Central Washington Title Services, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Central Washington Title Services, Inc., and its affiliates ("N/A"), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Central Washington Title Services, Inc., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information, the reasons that we choose to share, and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### Sharing practices

<b>How often do/does Central Washington Title Services, Inc. notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do/does Central Washington Title Services, Inc. protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How do/does Central Washington Title Services, Inc. collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

### Contact Us

If you have any questions about this privacy notice, please contact us at: Central Washington Title Services, Inc., 1205 N. Wenatchee Avenue, Wenatchee, WA 98801