



FRONTIER
TITLE & ESCROW
COMPANY

129 W. Main St
Goldendale, WA 98620

Lot Book Report

Klickitat County Treasurer
205 S Columbus Ave
Goldendale, WA 98620

Date: April 27, 2026

Attn: Brenda Casimiro

Order Number 44280-KL

Fee \$500.00

Property Address:. KNA Goldendale WA 98620

The Company has searched its title plant records, and the Company reports as follows:

According to the Company's title plant records for County as to land described below, the Company finds the following matters as of 8:00 am. On April 6, 2026

A. The land which is the subject of this search is described as follows:
SEE SCHEDULE C ATTACHED HERETO

B. The last deed of record runs to:
Klickitat County

C. The land is subject to the following apparent unpaid taxes and city liens, and encumbrances; prior to the effective date:
Exceptions

SEE SCHEDULE B ATTACHED HERETO

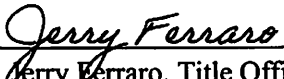
We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find

NOTES

SEE ATTACHED NOTES

THIS IS NOT A TITLE REPORT, since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore, above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this report and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks, or other services.

Frontier Title and Escrow of Klickitat County



Jerry Ferraro, Title Officer
(509)773-5804

SCHEDULE B

EXCEPTIONS

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.

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 and 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; reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
8. Water rights, claims or title to water.
9. Lien of any real estate sales tax upon any sale of said property if unpaid.
10. Delinquent General Property Taxes and Miscellaneous Assessments for the year 2020, 2021, 2022, 2023, 2024 & 2025, in the amount of \$12.57, \$11.70, 10.82, \$10.82, \$9.06 & \$8.16 plus interest penalties and fees, if any
Parcel No.: 03153600000300
For more information, please call the Klickitat County Treasurer at 509-773-4664
11. General Property Taxes and Miscellaneous Assessments for the year 2026, in the amount of \$20.47
Amount Due \$20.47 due dated April 30, 2026
Parcel No.: 03153600000300
For more information, please call the Klickitat County Treasurer at 509-773-4664

12. The tax roll indicates that said lands have been designated as Farm & Agricultural land pursuant to RCW 84.34. A sale of the land or removal of the designation for other reasons may subject the land to the lien of an additional tax and penalty

Note: If the subject property is to continue under the "Classified use" exemption, then the forthcoming Excise affidavit must be properly completed and submitted for approval, accompanied by the grantees statement or intended use to the deputy tax assessor before or at the time of recordation of the conveyance

13. An easement disclosed by instrument,
Recorded: August 4, 1992
Recording No.: [229829](#)
In favor of: U.S. WindPower Inc
For: wind energy conversion, for the collection and transmission of electric power, and for related activities, Together with Transmission Easement as set forth therein
14. Notice of Order Granting Conditional Use, Case No. CU-95-08, issued by Klickitat County Board of Adjustment
Dated: July 13, 1995
Recorded: August 21, 1995
Recording No.: [248768](#)
In Favor of: Kenetech Windpower Inc
includes other property
15. We find no open recorded Deeds of Trust as of our current plant date of April 6, 2026. Please verify by inquiry of borrowers if we have overlooked something and advise title department accordingly prior to closing.

NOTES

FOR INFORMATIONAL PURPOSES ONLY:

The following matters will not be listed as Special Exceptions in Schedule B of the Policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the Policy.

16. Most documents in our report show a hyperlink if available. Please click on the hyperlink to review the document.
17. No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
18. Abbreviated legal description as follows: NE LYING WEST OF CO RD 36-3-15 (Rock Pit)
19. Property address: KNA Goldendale WA

END OF NOTES

SCHEDULE C

The land referred to in this preliminary title report is situated in the State of , County of and is described as follows:

That portion of the Northeast Quarter of Section 36, Township 3 North, Range 15 East, W.M., lying Westerly of the Westerly line of county Road No. 239960.