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MAY 11 2023

Enclosed: Plat Certificate Prelim Commitment

Kittitas County CDS

Property: NKA Unknown Address, Cle Elum, WA
98922
1011 Buena View Road, Cle Elum, WA
98922

Date: April 5, 2023

County: Kittitas

Order No.: NXWA-0542172

THIS INFORMATION IS NOT PART OF THE PRELIMINARY REPORT. YOU SHOULD READ THE PRELIMINARY REPORT VERY CAREFULLY.

Your Title Team:

Staff		Email	Phone No
Karen Kies	Title Officer	watitle@nextitle.com	(425) 457-7860
Dave Johnson	Title Officer	watitle@nextitle.com	(425) 457-7860
Title Orders	New Title Orders	waorders@nextitle.com	
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Main Phone: (425)457-7855 Main Fax: (425)732-2022 Website: NexTitle.com

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NEXTITLE

PLAT CERTIFICATE

Order No.: NXWA-0542172

Certificate for Filing Proposed Plat:

This Company has examined the public records of the County Auditor and County Clerk of Kittitas County, Washington, and the public records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that the title to the following described land situate in said Kittitas County, to-wit:

SEE SCHEDULE A (NEXT PAGE)

VESTED IN:

Leslie D. Peppin, as her separate estate

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$450.00
SALES TAX: \$30.80

Records examined to March 30, 2023 at 8:00AM

Date: April 5, 2023

Issued By:

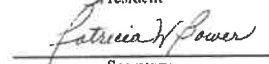
Issued By:
Northwest Title, LLC, dba NexTitle
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NXWA-0542172

LEGAL DESCRIPTION

PARCEL 1:

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 2, 2006 IN BOOK 33 OF SURVEYS AT PAGES 107-109 UNDER AUDITOR'S FILE NO. 200611020008, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2:

PARCEL G2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 1, 2006 IN BOOK 33 OF SURVEYS AT PAGE 147 UNDER AUDITOR'S FILE NO. 200612010021, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0542172

This certificate does not insure against loss or damage by reason of the following exceptions:

GENERAL EXCEPTIONS:

- A. 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 for value of record the estate or interest of mortgage thereon cover by this Commitment.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- D. Easements or claims of easements not shown by the public records.
- E. Any lien, or right to 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.
- F. Lien under the Workman's Compensation Act not shown by the public records.
- G. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
- H. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding or in the same becoming a lien.
- I. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims, or title to water.

This certificate is for informational purposes only. It is neither a commitment to insure the title to real property nor does it contain any express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land. The information obtained is limited to that which can be obtained from the public record as of the effective date. This certificate is not intended as a representation regarding the condition of title to real property. This certificate is not, nor is it intended to be, a legal opinion of title or any form of title insurance. As part of the consideration given in exchange for the issuance of this certificate, recipient agrees that NexTitle's sole liability for any loss or damage caused by any error or omission in this certificate shall be limited to the cost of this certificate, whether such error or omission results from the negligence, accident, or other cause. All other liability for loss or damage is expressly disclaimed.

NEXTITLE
PLAT CERTIFICATE
SCHEDULE B

(Continued)

Order No.: NXWA-0542172

The legal description in this report is based on information provided with the application and the public records. Parties must notify the title insurance company if the description does not conform to their expectations.

1. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency (1st half delinquent on May 1; 2nd half delinquent on November 1) , Tax Account No.: [952008](#), Year: 2023, Billed: \$131.58, Paid: \$131.58, Balance: \$0.00. The current levy code is 44/1900. The current use code is 88.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land: \$5,670.00
Improvements: \$0.00
Total: \$5,670.00

Affects Parcel 1

2. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency (1st half delinquent on May 1; 2nd half delinquent on November 1) , Tax Account No.: [11816](#), Year: 2023, Billed: \$145.26, Paid: \$145.26, Balance: \$0.00. The current levy code is 44/1900. The current use code is 88.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land: \$3,900.00
Improvements: \$0.00
Total: \$3,900.00

Affects Portion of Parcel 2

3. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency (1st half delinquent on May 1; 2nd half delinquent on November 1) , Tax Account No.: [951723](#), Year: 2023, Billed: \$11,483.52, Paid: \$11,483.52, Balance: \$0.00. The current levy code is 44/1900. The current use code is 11.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land: \$140,000.00
Improvements: \$1,716,920.00
Total: \$1,856,920.00

Affects Remainder of Parcel 2

4. Exceptions and reservations contained in Deed from PCTC, Inc. to Plum Creek Timber Company, L.P., a Delaware limited partnership, Recorded: June 30, 1989, under Recording No.: [521473](#), whereby the first party expressly saves, excepts and reserves out of the grant hereby made unto itself, its successors and assigns forever, all ores and minerals of any nature whatsoever in or upon said lands, including coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals, and for the purpose of drilling, opening, developing and working mines and wells thereon, and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purpose; provided that the second party, their heirs, representatives, successors or assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon by the exercise of any rights herein reserved; but provided further that the exercise of such right by the first party shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

PLATCRTA/RDA/0999

Corrected Deed Recorded: January 15, 1993, under Recording No.: [556253](#).

5. Exceptions and reservations contained in Deed from Burlington Northern Railroad Company, a Delaware corporation, Recorded: September 5, 1984, under Recording No.: [482104](#), whereby the first party expressly saves, excepts and reserves out of the grant hereby made unto itself, its successors and assigns forever, all ores and minerals of any nature whatsoever in or upon said lands, including coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals, and for the purpose of drilling, opening, developing and working mines and wells thereon, and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purpose; provided that the second party, their heirs, representatives, successors or assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon by the exercise of any rights herein reserved; but provided further that the exercise of such right by the first party shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

6. Easement and the terms and conditions thereof: Grantee: Jay W. Peppin and Leslie D. Peppin, husband and wife, Purpose: Ingress, egress and utilities, Area affected: Portion of said land, Recorded: June 21, 2001, under Recording No.: [200106210047](#).

7. Easement and the terms and conditions thereof: Grantee: Cle Elum's Sapphire Skies L.L.C, Purpose: Under ground utilities, Area affected: Portion of said land, Recorded: February 13, 2002, under Recording No.: [200202130021](#).

8. Easement Exchange and the terms and conditions thereof, Between: Burlington Northern Inc., a Delaware corporation and Boise Cascade Corporation, a Delaware corporation, imposed by instrument Recorded: October 31, 1978, under Recording No. [428448](#).

9. Easement Exchange and the terms and conditions thereof, Between: Burlington Northern Inc., a Delaware corporation and Boise Cascade Corporation, a Delaware corporation, imposed by instrument Recorded: December 21, 1978, under Recording No. [428670](#).

And Amendments thereto recorded under Recording No(s). [464754](#), [484477](#) and [520299](#).

10. Covenants, Conditions and Restrictions imposed by instrument Recorded: June 21, 2001, under Recording No.: [200106210046](#). Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. This policy does not insure that the land described in Schedule A is benefited by Easement(s), covenants or other appurtenances set forth in said instrument to benefit or burden real property outside the boundaries of said land.

11. Survey and the terms and conditions thereof, Recorded: October 3, 1995, under Recording No. [585845](#).

12. Survey and the terms and conditions thereof, Recorded: November 2, 2006, under Recording No. [200611020008](#).

13. Survey and the terms and conditions thereof, Recorded: December 1, 2006, under Recording No. [200612010021](#).

14. Right of the State of Washington in and to that portion, if any, of the land herein described which lies below the line of ordinary high water of Unknown Creek.

15. Rights of State of Washington to that portion of the land, if any, lying in the bed of Unknown Creek, if that waterway is navigable.

16. Any change in the boundary or legal description of the land described herein, due to a shift or change in the course of Unknown Creek.

17. Any Restriction on the use of any portion of the land subject to submergence that derive from the rights of the public and riparian owners to use any waters which may cover that portion.

18. Rights and Easement of the public for commerce, navigation, recreation and fisheries.

19. Any Restriction on the use of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has been, covered by water.



PRIVACY POLICY NOTICE Northwest Title, LLC, dba NexTitle

File No.: NXWA-0542172

Northwest Title, LLC, dba NexTitle values our customers and we are committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy to protect your nonpublic information and inform you about the measures Northwest Title, LLC, dba NexTitle takes to safeguard that information.

Who is Covered

Each customer who purchases a title insurance policy or obtains settlement services through Northwest Title, LLC, dba NexTitle.

Information Collected

In the normal course of business and to provide the necessary services our customers request, we may obtain nonpublic financial data directly from the customer, from customer-related transactions, or from third parties such as lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic information is limited to those employees who have a need to know in order to perform their jobs. These employees include without limitation to those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Northwest Title, LLC, dba NexTitle does not share personal information that it collects with anyone other than those individuals necessary to complete the services as requested by the consumer. Northwest Title, LLC, dba NexTitle may share nonpublic information as permitted by law with entities with whom Northwest Title, LLC, dba NexTitle has a joint marketing agreement. Northwest Title, LLC, dba NexTitle only enters into joint marketing agreements with entities that have agreed to only use the shared information for lawful purposes and precautions and security measures at least as protective as those that Northwest Title, LLC, dba NexTitle uses to protect this information. Northwest Title, LLC, dba NexTitle may share information as required by law in response to subpoenas or other legal process, to a government regulatory agency, or to prevent fraud.

Information Security

Northwest Title, LLC, dba NexTitle strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against unauthorized access. We maintain physical, electronic, and procedural safeguards in compliance with federal and state standards to protect personal information.

Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Northwest Title, LLC, dba NexTitle are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Northwest Title, LLC, dba NexTitle's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

THE MAP ATTACHED HERETO MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. NEXTITLE, A TITLE AND ESCROW CO. EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

