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**ALTA PLAIN LANGUAGE COMMITMENT FORM**

Issued By  
**NEXTITLE, A TITLE AND ESCROW CO.**

Agent For  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

Commitment Number: NXWA-0258562

**SCHEDULE A**

1. Commitment Date: March 30, 2017 at 8:00AM
2. Policy (or Policies) to be issued:

Owner's Policy	ALTA Owner's Policy, (6-17-06) Standard Coverage	Policy Amount \$120,000.00
	Premium:	\$680.00
	Tax:	\$55.76
	Total:	\$735.76

Proposed Insured: Vijay Doshi and Rebecca Boatright, presumptively  
 subject to the community interest of their spouse, if  
 married

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:  
 Rebecca Bergman, as her separate estate
4. The land referred to in the Commitment is described as follows:  
 See attached Exhibit A

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Commitment No.: NXWA-0258562

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements that must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
4. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed, delivered and recorded.

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ALTA Plain Language Commitment Form (6/17/06)  
Schedule B-Section I

NXWA-0258562



## SCHEDULE B - SECTION II EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

### PART ONE:

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of person in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public record.
- E. (a) unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters are excepted under (a), (b) or (c) are shown by the public records; (d) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements and equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law or not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. 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 escrow or interest or mortgage(s) thereon covered by this commitment.

Paragraphs A, B, C, D, E, F, G and H will not appear as printed exceptions on extended coverage policies, except as to such parts appear as parts thereof which may be typed as a special exception.

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**SCHEDULE B - SECTION II - PART 2  
EXCEPTIONS**

**PART TWO:**

1. Real Estate Excise Tax pursuant to the authority of RCW Chapter 82.45 and subsequent amendments thereto.

As of the date herein, the tax rate for said property is **1.53%**.

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.: **16020**, Year: **2017**, Billed: **\$142.49**, Paid: **\$71.24**, Balance: **\$71.24**. The current levy code is **83**.

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

Land:	\$82,590.00
Improvements:	\$7,500.00
Total:	\$90,090.00

Affects: Lot 22

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.: **10621**, Year: **2017**, Billed: **\$49.32**, Paid: **\$49.32**, Balance: **\$0.00**. The current levy code is **83**.

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

Land:	\$83,730.00
Improvements:	\$0.00
Total:	\$83,730.00

Affects: Lot 23

4. The lands described herein have been classified as Open Space Land/Farm and Agricultural Land/Timber Land as disclosed by notice recorded under Recording No. 389614, 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.

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## SCHEDULE B - SECTION II - PART 2

(Continued)

5. Reservations and exceptions expressed in conveyance. Grantor: Northern Pacific Railway Company, recorded in volume 18, page 160, Recording No.: 22275 As follows.  
  
Excepting and reserving unto the grantor, its successors and assigns, forever, all coal or iron upon or in said land; together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same; but the grantor, its successors and assigns, shall pay to the present legal owner or to their heirs, successors or assigns, the market value at the time mining operations are commenced of such portion of the surface as may be used for such operations or injured thereby including any improvements thereon.
6. Reservations, Exceptions, Easements and other matters contained in Deeds, recorded under Recording Nos.: 291562, 19990630008 and 200101240003.  
  
And Amendments thereto recorded under Recording No(s). 200109100083.
7. Easement and the terms and conditions thereof: Purpose: Road crossing, Area affected: Portion of said premises, Recorded: June 4, 1935 in volume 55, page 545, under Recording No.: 121449.
8. Easement and the terms and conditions thereof: Grantee: Puget Sound Energy, Inc., Purpose: Electric transmission and/or distribution lines, Area affected: Portion of said premises, Recorded: January 24, 2001, under Recording No.: 200101240014.
9. Easement and the terms and conditions thereof: Grantee: Caribou Land and Cattle Inc, Purpose: Ingress, Egress and Utilities, Area affected: Portion of said premises, Recorded: May 25, 2001, under Recording No.: 200105250011.
10. Easement and the terms and conditions thereof: Grantee: Boise Cascade Corporation, Purpose: Road, Area affected: Portion of said premises, Recorded: September 10, 2001, under Recording No.: 200109100081.
11. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Survey recorded under Recording No. 200008070051.

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 easements, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

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## SCHEDULE B - SECTION II - PART 2

(Continued)

12. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Unrecorded Boundary Line Adjustment recorded December 6, 2005, as disclosed by Kittitas County Assessor Records.

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 easements, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

13. Covenants, Conditions and Restrictions imposed by instrument Recorded: April 6, 2001, under Recording No.: 200104060003, including, but not limited to, liability for assessments levied by the community association.

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 easements, covenants or other appurtenances set forth in said instrument to benefit or burden real property outside the boundaries of said land.

14. Provisions contained in the Articles of Incorporation and Bylaws of **Elk Horn Ranch Owners Association**.
15. 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 Caribou Creek.
16. Rights of State of Washington to that portion of the land, if any, lying in the bed of Caribou Creek, if that waterway is navigable.
17. Any restrictions 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 easements of the public for commerce, navigation, recreation and fisheries.
19. Any restrictions 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.

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## SCHEDULE B - SECTION II - PART 2

(Continued)

20. Pendency of Yakima County Superior Court Cause No 77-2-01484-5, State of Washington, Dept. of Ecology, Plaintiff, vs. Acquavella et al., Defendants. Notice of said cause given in Lis Pendens filed October 14, 1977, in Volume 90, page 589, under Kittitas County Auditor's File No. 417302, and Supplemental Lis Pendens filed June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263. This is an action to determine right to divert, withdraw or otherwise use the surface waters of the Yakima River Drainage Basin, in accordance with RCW Chapters 90.03 and 90.44. Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General.

PLEASE NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water". The action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

21. **Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.**

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**SCHEDULE B - SECTION II - PART 2**  
(Continued)

7. In the event this transaction does not close with NexTitle, or this commitment is canceled, a fee of \$60.00, plus sales tax of \$6.00 (\$4.92 sales tax in Kittitas County) will be charged.

8. When sending documents for recording, please send to the following address:

**For all counties EXCEPT Kittitas:**

NexTitle  
2035 120th Avenue NE, Suite 200  
Bellevue, WA 98005

**For Kittitas County ONLY:**

NexTitle  
2411 W Dolarway, Suite 1  
Ellensburg, WA 98926

**If they must record the same day, please contact the title unit for special delivery requirements.**

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## **EXHIBIT A**

### **PARCEL 1**

LOT 22 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 7, 2000 IN BOOK 25 OF SURVEYS, PAGES 89 THROUGH 94, UNDER AUDITOR'S FILE NO. 200008070051, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M. AND OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### **PARCEL 2**

LOT 23 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 7, 2000 IN BOOK 25 OF SURVEYS, PAGES 89 THROUGH 94, UNDER AUDITOR'S FILE NO. 200008070051, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M. AND OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.