



21024

Enclosed: Plat Certificate Prelim Commitment

Property: 621 Whisper Creek Drive
Cle Elum, WA 98922-9579

Date: March 18, 2021

County: Kittitas

Order No.: NXWA-0518709

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
Loraine Livingston	Title Officer	watitle@nextitle.com	(425) 457-7860
Title Orders	New Title Orders	waorders@nextitle.com	
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APR 16 2021
Kittitas County CDS

NexTitle Washington, 13555 SE 36th St, Suite 270, Bellevue, WA 98006

Main Phone: (888) 608-NEXT Main Fax: (425)732-2022 Website: NexTitle.com
California | Hawaii | Idaho | Oregon | Washington

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:

Wade Metz and Marlene Price, each as their respective separate estates

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED:	\$450.00
SALES TAX:	\$37.35

Records examined to March 9, 2021 at 8:00AM

Date: March 18, 2021

Issued By:

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NXWA-0518709

LEGAL DESCRIPTION

LOT 1 AND 2, ELKHORN RIDGE PLAT, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11, PAGES 11 AND 12, RECORDS OF SAID COUNTY;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0518709

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-0518709

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.: [953110](#), Year: 2021, Billed: \$1,021.35, Paid: \$0.00, Balance \$1,021.35. The current levy code is 91 - Undeveloped - Land.

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

Land: \$125,500.00
Improvements: \$4,880.00
Total: \$130,380.00

Affects Lot 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.: [953111](#), Year: 2021, Billed: \$4,490.45, Paid: \$0.00, Balance \$4,490.45. The current levy code is 11 - Residential - Single Family.

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

Land: \$118,000.00
Improvements: \$473,520.00
Total: \$591,520.00

Affects Lot 2.

3. Storm Water assessment for the year 2021, Parcel No.: [953111](#), Billed: \$180.00, Paid: \$0.00, Balance: \$180.00. For further information, including exact amounts owing, please contact the Kittitas County Treasurer at (509) 962-7535.

Affects Lot 2.

4. Reservations and exceptions and the terms and conditions thereof imposed by instrument Recorded: June 30, 1989, under Recording No. [521473](#).

5. Easement and the terms and conditions thereof: Grantee: United States of America, Purpose: electric transmission and/or distribution, Area affected: Portion of said premises, Recorded: July 24, 1941, under Recording No.: [162950](#).

6. Easement and the terms and conditions thereof: Grantee: United States of America, Purpose: electric transmission and/or distribution, Area affected: Portion of said premises, Recorded: October 11, 1944, under Recording No.: [180048](#).

7. Easement and the terms and conditions thereof: Grantee: United States of America, Purpose: electric transmission and/or distribution, Area affected: Portion of said premises, Recorded: December 30, 1964, under Recording No.: [317936](#).

8. Easement reservation and the terms and conditions thereof: Purpose: ingress, egress, installation, maintenance, repair and/or replacement of utilities, Area affected: Portion of said premises, Recorded: October 17, 2003, under Recording No.: [200310170010](#).

9. Easement and Reservation and the terms and conditions thereof: Area affected: Portion of said premises, Recorded: December 27, 2004, under Recording No.: [200412270050](#).

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10. Road Maintenance Agreement and the terms and conditions thereof imposed by instrument Recorded: May 26, 2004, under Recording No. [200405260056](#).

11. Shared Well Agreement and the terms and conditions thereof imposed by instrument Recorded: June 19, 2006, under Recording No. [200606190067](#).

12. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: January 11, 2019, under Recording No. [201901110031](#).

13. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions thereof imposed by instrument Recorded: January 11, 2019, under Recording No. [201901110032](#).

14. 2 Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: December 11, 2019, under Recording No. [201912110026](#).

15. Survey and the terms and conditions thereof, Recorded: August 5, 1991, under Recording No. [541631](#).

16. Survey and the terms and conditions thereof, Recorded: June 22, 1992, under Recording No. [549921](#).

17. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Survey recorded under Recording No. [585848](#).

18. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Survey recorded under Recording No. [200110290077](#).

19. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Boundary Line Adjustment recorded under Recording No. [200210310025](#).

And Amendments/Modifications thereto recorded under Recording No. [200603090016](#).

20. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Fowler Creek Large Lot Subdivision recorded under Recording No. [200307290054](#).

21. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Short Plat recorded under Recording No. [200412270033](#).

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.

22. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Babcock & Blanco Short Plat recorded under Recording No. [200512220022](#).

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.

23. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of [Elkhorn Ridge Plat](#). 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, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

24. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Surveys recorded under Recording Nos. [200501260006](#) and [200501260007](#).

25. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Survey recorded under Recording No. [201107070002](#).

And Amendments/Modifications thereto recorded under Recording No. [201306290039](#).

26. Covenants, Conditions and Restrictions imposed by instrument Recorded: May 7, 2003, under Recording No.: [200305070001](#), including, but not limited to, liability for assessments levied by the community association.

First Amendment files under Kittitas County Auditor's File No. [200410070008](#).

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.

27. Deed of Trust and the terms and conditions thereof. Grantor: Wade Metz, a single man and Marlene Price, a single woman, who as described as joint tenants with Right of Survivorship, not as Tenants in Common, Trustee: Amerititle, Beneficiary: Umpqua Bank, Original Amount: \$721,300.00, Dated: May 14, 2019, Recorded: May 22, 2019 under Recording No.: [201905220012](#).

Affects Lot 2.

