



Enclosed: Plat Certificate Prelim Commitment

Property: 201 Spring Creek Street
Ronald, WA 98940

Date: January 14, 2022

County: Kittitas

Order No.: NXWA-0531395

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

Your Title Team:

Staff		Email	Phone No
	Title Officer		
	Title Officer		
Title Orders	New Title Orders	waorders@nextitle.com	
Recording Dept	Recording Releases	warecording@nextitle.com	(425) 457-7860

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:

Richard M. Ovanich, Jr., as Personal Representative for the Estate of Richard M. Ovanich, Sr., also appearing of record as Richard M. Ovanich, deceased, under Benton County Court Case# 21-4-00421-03

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

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

Records examined to January 3, 2022 at 8:00AM

Date: January 14, 2022

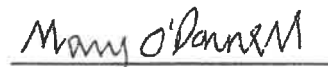
Issued By:

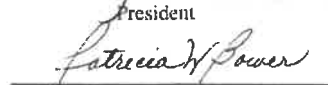
Issued By:



COUNTERSIGNED: Janaya Carter
Authorized Officer or Agent





President


Secretary

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NXWA-0531395

LEGAL DESCRIPTION

PARCEL A:

LOT 76 IN THE PLAT OF SUNSHINE ESTATES, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 72 AND 73, RECORDS OF KITTITAS COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST., W.M., KITTITAS COUNTY, STATE OF WASHINGTON LYING NORTHERLY OF THE SPRING CREEK ROAD AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION,
THENCE ALONG THE EAST BOUNDARY OF SAID QUARTER -QUARTER-QUARTER SECTION NORTH 0°06' EAST, 348.4 FEET TO THE CENTER LINE OF SPRING CREEK ROAD AND THE TRUE POINT OF BEGINNING;
THENCE ALONG THE CENTER LINE OF SAID ROAD SOUTH 61°53' WEST, 184.6 FEET;
THENCE LEAVING THE CENTER LINE OF SAID ROAD AND PROCEEDING NORTH 30°17' WEST, 232.1 FEET;
THENCE NORTH 0°06' EAST, 50.0 FEET;
THENCE SOUTH 89°45' EAST, 280.1 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 0°06' WEST, 162.2 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM A STRIP OF LAND 30 FEET IN WIDTH LYING NORTHWESTERLY OF THE CENTER LINE OF THE FOREST DEVELOPMENT ROAD KNOWN AS THE SPRING CREEK ROAD

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0531395

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-0531395

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.: 027035, Year: 2021, Billed: \$2,003.23, Paid: \$2,003.23, Balance: \$0.00. The current levy code is 40/1900. The current use code is 11.

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

Land: \$73,900.00
Improvements: \$203,160.00
Total: \$277,060.00

Affects Parcel A

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.: 246935, Year: 2021, Billed: \$594.16, Paid: \$594.16, Balance: \$0.00. The current levy code is 40/1900. The current use code is 91.

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

Land: \$78,400.00
Improvements: \$0.00
Total: \$78,400.00

Affects Parcel B

3. Reservations and exceptions and the terms and conditions thereof imposed by instrument Recorded: April 30, 1956, under Recording No. 255382.

4. Reservations contained in Patent, Recorded: May 18, 1901, Recorded in.: Volume A, page 249.

5. Reservations contained in Deed, Recorded: May 29, 1975, Recording No.: 397164.

6. Easement and the terms and conditions thereof: Grantee: Puget Sound Power & Light Company, Purpose: Electric transmission and/or distribution, Area affected: Portion of said premises, Recorded: August 9, 1963, under Recording No.: 306384.

7. Assignment of Water Rights and the terms and conditions thereof imposed by instrument Recorded: August 8, 1969, under Recording No. 355928.

8. Consent to Membership in Creekside Road Maintenance Association and the terms and conditions thereof imposed by instrument Recorded: September 20, 2018, under Recording No. 201809200006.

9. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of Sunshine Estates. 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.

PLATCRTA/RDA/0999

10. Pending Probate Proceedings under a non-intervention Will. The Personal Representative Richard M Ozanich Jr. is authorized to administer the estate without intervention of court and to transfer or encumber decedent's interest in the land. Decedent: Richard M Ozanich Sr., Will admitted: July 29, 2021, Benton County Probate Case No.: 21-4-00421-03, Attorney for Estate: Michael Allen Froehlich.

11. Right, title and interest of Reisa L. Ozanich as disclosed by the application for Title Insurance.



PRIVACY POLICY NOTICE

File No.: NXWA-0531395

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 takes to safeguard that information.

Who is Covered

Each customer who purchases a title insurance policy or obtains settlement services through .

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

does not share personal information that it collects with anyone other than those individuals necessary to complete the services as requested by the consumer. may share nonpublic information as permitted by law with entities with whom has a joint marketing agreement. 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 uses to protect this information. 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

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.