



Enclosed: Plat Certificate Prelim Commitment

Property: 800 Pioneer Trail, Cle Elum, WA 98922-8086
NKA Nelson Siding Road, Cle Elum, WA 98922
County: Kittitas
Date: April 10, 2023
Order No.: NXWA-0542145

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@nexttitle.com	(425) 457-7860
Dave Johnson	Title Officer	watitle@nexttitle.com	(425) 457-7860
Title Orders	New Title Orders	waorders@nexttitle.com	
Recording Dept	Recording Releases	warecording@nexttitle.com	(425) 457-7860

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

Main Phone: (425)457-7855 Main Fax: (425)732-2022 Website: NexTitle.com

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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:

Hailey Ann Rarden and Justin Timothy Rarden, wife and husband - as to Parcel 1 and Nelson View LLC, a Washington limited liability company - as to Parcel 2

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$350.00
SALES TAX: \$29.40

Records examined to April 6, 2023 at 8:00AM

Date: April 10, 2023

Issued By:

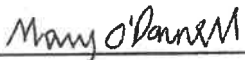
Issued By:

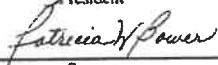
Northwest Title, LLC, dba NexTitle
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

NEXTITLE

**PLAT CERTIFICATE
SCHEDULE A**

(Continued)

Order No.: NXWA-0542145

LEGAL DESCRIPTION

PARCEL 1:

PARCEL A

THE EAST HALF IN AREA OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.

AND

PARCEL B OF THAT CERTAIN SURVEY RECORDED APRIL 13, 2010, IN BOOK 37 OF SURVEYS, PAGE 7-9, UNDER AUDITOR'S FILE NO. 201004130016, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL B

AN EASEMENT SIXTY (60) FEET WIDE, THIRTY (30) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
SAID CENTERLINE IS IN THE SOUTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TWENTY (20), RANGE FOURTEEN (14) EAST, W.M., KITTITAS COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING IS AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 45°22'55" WEST, 1,681.54 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE NELSON SIDING COUNTY ROAD, THE END OF THIS PARTICULAR EASEMENT; AND , AN EASEMENT IN SAID SOUTHWEST QUARTER DESCRIBED AS FOLLOWS:
THE NORTH SIXTY (60) FEET OF THE EAST SIXTY (60) FEET THEREOF.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT ACROSS THE SOUTH SIXTY (60) FEET OF THE WEST HALF IN AREA OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP (20) NORTH, RANGE FOURTEEN (14) EAST, W.M., KITTITAS COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.

PARCEL 2:

LOT 9 OF THAT CERTAIN SURVEY RECORDED APRIL 13, 2010, IN BOOK 37 OF SURVEYS, PAGES 7 - 9, UNDER AUDITOR'S FILE NO. 201004130016 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 20, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0542145

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-0542145

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.: [415436](#), Year: 2023, Billed: \$4,009.99, Paid: \$0.00, Balance: \$4,009.99. The current levy code is 41. The current use code is 11.

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

Land: \$221,100.00
Improvements: \$404,190.00
Total: \$625,290.00

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.: [957098](#), Year: 2023, Billed: \$1,986.94, Paid: \$0.00, Balance: \$1,986.94. The current levy code is 41. The current use code is 83.

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

Land: \$387,400.00
Improvements: \$8,940.00
Total: \$396,340.00
Taxable: \$39,320.00

Affects Parcel 2

3. Communication Taxes - Communication assessment for the year 2023, Parcel No.: [957098](#), Billed:\$20,996.70, Paid: \$20,996.70, Balance: \$0.00. For further information, including exact amounts owing, please contact the Kittitas County Treasurer at (509) 962-7535.

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

Affects Parcel 2

4. Possibility of assessment charges levied by the Kittitas Reclamation District, constructive notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267. Please call Kittitas Reclamation District at (509) 925-6158 to obtain assessment information and amounts.

5. An amendatory contract and the terms and conditions thereof, between the United States of America and the Kittitas Reclamation District, dated January 20, 1949, and recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267.

6. Easement and the terms and conditions thereof: Grantee: American Telephone and Telegraph Company, a New York Corporation, Purpose: Underground fiber optic telecommunication system, Area affected: Portion of said land, Recorded: May 21, 1990, under Recording No.:[529391](#).

Affects Parcel 2

PLATCRTA/RDA/0999

7. Easement and the terms and conditions thereof: Grantee: State of Washington, Department of Ecology, Purpose: Easement agreement, Area affected: Portion of said land, Recorded: November 28, 2016, under Recording No.: [201611280063](#).

Affects Parcel 2

8. Easement and the terms and conditions thereof: Grantee: Puget Sound Energy, Inc, Purpose: transmission, distribution and sale of electricity, Area affected: Portion of said land, Recorded: April 25, 2017, under Recording No.: [201704250001](#).

Affects Parcel 2

9. Road Maintenance Agreement and the terms and conditions thereof imposed by instrument Recorded: December 18, 2002, under Recording No. [200212160088](#).

Affects Parcel 1

10. Road Maintenance Agreement and the terms and conditions thereof imposed by instrument Recorded: June 15, 2009, under Recording No. [200906150043](#).

Affects Parcel 1

11. Notice of Memorandum on Non-Forestry use of Land and the terms and conditions thereof imposed by instrument Recorded: October 18, 2006, under Recording No. [200610180036](#).

Affects Parcel 1

12. Water Rights and the terms and conditions thereof imposed by instrument Recorded: November 28, 2016, under Recording No. [201611280062](#).

Affects Parcel 2

13. Water Rights and the terms and conditions thereof imposed by instrument Recorded: May 24, 2019, under Recording No. [201905240037](#).

Affects Parcel 2

14. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions thereof imposed by instrument Recorded: June 3, 2021, under Recording No. [202106030007](#).

Affects Parcel 2

15. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: June 3, 2021, under Recording No. [202106030010](#).

Affects Parcel 2

16. Restrictive Covenant and the terms and conditions thereof imposed by instrument Recorded: November 28, 2016, under Recording No. [201611280064](#).

Affects Parcel 2

17. Declaration of Covenant (Onsite Septic System) and the terms and conditions thereof imposed by instrument Recorded: June 3, 2021, under Recording No. [202106030003](#).

Affects Parcel 2

18. Declaration of Restrictive Use Covenants and the terms and conditions thereof imposed by instrument Recorded: September 15, 2022, under Recording No. [202209150064](#).

Affects Parcel 2

19. Memorandum Regarding Water Right Conveyance and the terms and conditions thereof imposed by instrument Recorded: August 29, 2022, under Recording No. [202208290018](#).

Affects Parcel 2

20. Notice of Removal of current Use Classification and Additional Tax Calculations and the terms and conditions thereof imposed by instrument Recorded: March 31, 2023, under Recording No. [202303310051](#).

Affects Parcel 2

21. Survey and the terms and conditions thereof, Recorded: December 11, 2002, under Recording No. [200212110039](#).

Affects Parcel 1

22. Survey and the terms and conditions thereof, Recorded: April 13, 2010, under Recording No. [201004130016](#).

23. Deed of Trust and the terms and conditions thereof. Grantor: Hailey Ann Rarden and Justin Timothy Rarden, wife and husband, Trustee: NexTitle, Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for CrossCountry Mortgage, LLC, Original Amount: \$585,000.00, Dated: March 9, 2022, Recorded: March 11, 2022 under Recording No.: [202203110033](#).

Affects Parcel 1

24. Deed of Trust and the terms and conditions thereof. Grantor: Nelson View LLC, a Washington State limited liability company, Trustee: Northwest Title, LLC DBA NTL LLC, a Delaware limited liability company, Beneficiary: Copper Leaf, LLC, a Washington limited liability company, Original Amount: \$2,000,000.00, Dated: March 30, 2023, Recorded: March 31, 2023 under Recording No.: [202303310053](#).

Affects Parcel 2



PRIVACY POLICY NOTICE

Northwest Title, LLC, dba NexTitle

File No.: NXWA-0542145

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.

