



Enclosed: Subdivision Guarantee Prelim Commitment

Property: 171 Gold Fountain Lane, Cle Elum, WA 98922
41 Gold Fountain Lane, Cle Elum, WA 98922
121 Gold Fountain Lane, Cle Elum, WA 98922
County: Kittitas

Date: July 20, 2023

Order No.: NXWA-0544271

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	
Recording Dept	Recording Releases	warecording@nextitle.com	(425) 457-7860

RECEIVED
AUG 24 2023
Kittitas County CDS

NexTitle Washington, 13555 SE 36th St, Suite 270, Bellevue, WA 98006
Main Phone: (425)457-7855 Main Fax: (425)732-2022 Website: NexTitle.com

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:

David Odegard and Peggy Odegard, husband and wife - as to Parcel A
William R. Smith and Nancy A. Smith, husband and wife - as to Parcel B
William R. Smith and Nancy A. Smith, a married couple, as to an undivided one-half interest and David Odegard and Peggy Odegard, a married couple, as to an undivided one-half interest - as to Parcel C

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$550.00
SALES TAX: \$44.55

Records examined to July 11, 2023 at 8:00AM

Date: July 20, 2023

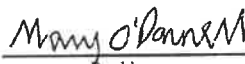
Issued By:

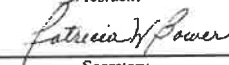
Issued By:
Northwest Title, LLC, dba NexTitle
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NXWA-0544271

LEGAL DESCRIPTION

PARCEL A:

LOT 4-9, OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

PARCEL B:

LOT 4-11, OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

PARCEL C:

LOT 4-10, OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0544271

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-0544271

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.: [21622](#), Year: 2023, Billed: \$12,976.50, Paid: \$6,488.25, Balance: \$6,488.25. The current levy code is 43/1900. The current use code is 11.

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

Land: \$293,000.00
Improvements: \$1,708,980.00
Total: \$2,001,980.00

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.: [21624](#), Year: 2023, Billed: \$15,530.63, Paid: \$7,765.32, Balance: \$7,765.31. The current levy code is 43/1900. The current use code is 11.

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

Land: \$305,600.00
Improvements: \$2,091,760.00
Total: \$2,397,360.00

Affects: Parcel B

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.: [21623](#), Year: 2023, Billed: \$2,189.84, Paid: \$1,094.92, Balance: \$1,094.92. The current levy code is 43/1900. The current use code is 91.

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

Land: \$332,200.00
Improvements: \$0.00
Total: \$332,200.00

Affects: Parcel C

4. Deed of Trust securing a line of credit and the terms and conditions thereof. Grantor: David Odegard and Peggy Odegard, husband and wife, Trustee: UPF Washington, Incorporated, Beneficiary: Banner Bank, In the original amount of \$400,000.00, Dated: May 5, 2021, Recorded: May 18, 2021 under Recording No.: [202105180017](#).

Investigation should be made to determine the present balance owed by contacting the appropriate lender/agency/individual.

Note: Caution should be exercised to ensure that a reconveyance will be obtained.

PLATCRTA/RDA/0999

Said Deed of Trust was modified by instrument Recorded: December 16, 2022 under Recording No.: [202212160001](#).

Affects: Parcel A

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

And Amendments/Modifications thereto recorded under Recording Nos.: [528293](#), [546455](#), [556252](#), [556253](#), [199604080028](#), and [199605090017](#).

6. Reservations and exceptions and the terms and conditions thereof imposed by instrument Recorded: October 11, 1996, under Recording No. [199610110015](#).

7. Easement and the terms and conditions thereof: Grantee: City of Roslyn, Purpose: Water pipe, Area affected: Portion of said premises, Recorded: March 2, 1911, under Recording No.: [29108](#).

8. Easement and the terms and conditions thereof: Grantee: City of Roslyn, Purpose: Water pipe line, Area affected: Portion of said premises, Recorded: March 3, 1925, under Recording No.: [76742](#).

And Amendments/Modifications thereto recorded under Recording No. [200810100004](#).

9. Easement and the terms and conditions thereof, Purpose: Water pipe line; Area affected: Portion of said premises; Recording No.: [313332](#).

10. Easement and the terms and conditions thereof, Purpose: Water system; Area affected: Portion of said premises; Recording No.: [351982](#).

11. Easement and the terms and conditions thereof, Purpose: Water pipeline; Area affected: Portion of said premises; Recording No.: [358880](#).

12. Easement and the terms and conditions thereof, Purpose: Water pipeline; Area affected: Portion of said premises; Recording No.: [401553](#).

13. Easement and the terms and conditions thereof, Purpose: Ingress and egress; Recording No.: [200410050015](#).

And Amendments/Modifications thereto recorded under Recording No. [201207020035](#).

14. Easement and the terms and conditions thereof: Grantee: Kittitas Conservation Trust, Purpose: Conservation, Area affected: Portion of said premises, Recorded: October 8, 2004, under Recording No.: [200410080052](#).

15. Easement and the terms and conditions thereof: Grantee: Kittitas Conservation Trust, Purpose: Conservation, Area affected: Portion of said premises, Recorded: October 8, 2004, under Recording No.: [200410080053](#).

16. Easement and the terms and conditions thereof: Grantee: Kittitas Conservation Trust, Purpose: Conservation, Area affected: Portion of said premises, Recorded: June 21, 2006, under Recording No.: [200606210032](#).

17. Easement and the terms and conditions thereof: Grantee: Puget Sound Energy, Inc., Purpose: Utility systems, Area affected: Portion of said premises, Recorded: January 27, 2010, under Recording No.: [201001270024](#).

18. Easement and the terms and conditions thereof, Purpose: Sanitary Sewer Utility Easement; Area affected: portion of said land; Recorded January 28, 2020; Recording No.: [202001280052](#).

19. Declaration of Non-Exclusive Easements and the terms and conditions thereof imposed by instrument Recorded: September 28, 2006, under Recording No. [200609280021](#).

20. Development Agreement and the terms and conditions thereof imposed by instrument Recorded: October 24, 2000, under Recording No. [200010240006](#).

And Amendments/Modifications thereto recorded under Recording Nos.: [200410080053](#), [200904160090](#), and [200906120039](#).

21. Memorandum of Agreement and the terms and conditions thereof, Between: Trendwest Investments, Inc. and Ridge, imposed by instrument Recorded: March 21, 2003, under Recording No. [200303210078](#).

22. Water Right Statutory Warranty Deed and the terms and conditions thereof imposed by instrument Recorded: November 27, 2019, under Recording No. [201911270044](#).

23. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Survey recorded under Recording No. [200401280001](#). 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.

24. All covenants, conditions, Restriction, reservations, Easement or other servitudes, if any, disclosed by the recorded Plat of [Suncadia - Phase 3 Divisions 1 to 5 \(Tumble Creek\)](#). 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.

25. Declaration of Covenant and the terms and conditions thereof imposed by instrument Recorded: August 21, 2003, under Recording No. [200308210003](#).

26. Covenants, Conditions and Restrictions imposed by instrument Recorded: August 21, 2003, under Recording No.: [200308210007](#), including, but not limited to, liability for assessments levied by the community association.

And Amendments/Modifications thereto recorded under Recording Nos.: [200311180020](#) and [200401080027](#).

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. Covenants, Conditions and Restrictions imposed by instrument Recorded: November 18, 2003, under Recording No.: [200311180019](#), including, but not limited to, liability for assessments levied by the community association.

And Amendments/Modifications thereto recorded under Recording Nos.: [200401120035](#), [200402170064](#), [200407200039](#), [200410080060](#), [200505040004](#), [200506220004](#), [200512070005](#), [200604190031](#), [200607190004](#), [200608020004](#), [200609280024](#), [200610270011](#), [200710260010](#), [200712190002](#), [200808210004](#), [200903270052](#), [200907300006](#), [201205210063](#), [201209240048](#), and [201503100021](#).

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.

28. Covenants, Conditions and Restrictions imposed by instrument Recorded: July 20, 2004, under Recording No.: [200407200037](#), including, but not limited to, liability for assessments levied by the community association.

And Amendments/Modifications thereto recorded under Recording Nos.: [200410080057](#), [200410140003](#), [200506220003](#), [200506280046](#), [200512070004](#), [200608020002](#), [200711140030](#), [200802120027](#), [200805140025](#), [200808060024](#), [201207020037](#), [201408060010](#), [201505070024](#), [201505070025](#) and [201911060042](#).

And Amendments/Modifications thereto recorded under Recording Nos.: [200503170033](#), [200505040002](#), [200604190029](#), [200607190002](#), [200609280022](#), [200710260008](#), [200711190079](#), [200712190004](#), [200804160005](#), [200805300056](#), [200808210002](#), [200903270051](#), [201205210064](#), and [201209240047](#).

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.

29. Covenants, Conditions and Restrictions imposed by instrument Recorded: July 20, 2004, under Recording No.: [200407200038](#), including, but not limited to, liability for assessments levied by the community association.

And Amendments/Modifications thereto recorded under Recording Nos.: [200410080058](#), [200410140005](#), [200505040003](#), [200506160040](#), [200506220002](#), [200512070003](#), [200604190030](#), [200607190003](#), [200608020003](#), [200609280023](#), [200710260009](#), [200712190005](#), [200808210003](#), [200903270053](#), [201205210062](#), [201207020036](#), [201209240049](#), [201210080011](#), [201503100020](#), [201503160001](#), [201504090011](#) and [201504090012](#).

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.

30. Covenants, Conditions and Restrictions imposed by instrument Recorded: August 21, 2003, under Recording No.: [200308210008](#), including, but not limited to, liability for assessments levied by the community association.

And Amendments/Modifications thereto recorded under Recording Nos.: [200308210009](#), [200311180021](#), and [200401080028](#).

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.

31. Covenants, Conditions and Restrictions imposed by instrument Recorded: August 21, 2003, under Recording No.: [200308210006](#), including, but not limited to, liability for assessments levied by the community association.

And Amendments/Modifications thereto recorded under Recording Nos.: [200401120034](#), [200410080059](#), [200505040005](#), [200506220007](#), [200512070006](#), [200603220002](#), [200604190028](#), [200607190005](#), [200608020005](#), [200609280025](#) and [200712190003](#).

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.

32. Matters disclosed by survey, recorded May 23, 1995, under Recording No. : [581730](#).

33. Matters set forth by survey, recorded July 29, 2004, under Recording No. : [200407290063](#).

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.

