



Kittitas County CDS

Enclosed: Subdivision Guarantee Preliminary Title Commitment

Property: 29180 Hwy 10, Cle Elum, WA 98922
County: Kittitas

Date: 8/27/2026
Order No.: NTA-0575984

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

Your Title Team:

Staff	Title	Email	Phone No
Karen Kies	Sr. Title Officer	watitle@nextitle.com	(509) 925-5665
Trinity Kies	Title Assistant	watitle@nextitle.com	(509) 933-5212
Recording Dept	Recording Releases	WA_Recording@nextitle.com	

For any questions on your report, please contact your title officer during business hours Monday through Friday from 8:00 AM to 5:00 PM PST or email us at WATitle@nextitle.com.

PLAT CERTIFICATE

Order No.: NTWA-0575984

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:

Teaway Ridge LLC, a Washington limited liability company

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

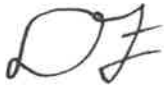
AMOUNT CHARGED: \$500.00
SALES TAX: \$43.00

Records examined to August 19, 2026 at 8:00AM

Date: August 27, 2026

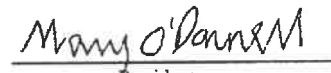
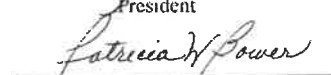
Issued By:

Issued By:
**NexTitle Puget Sound, LLC dba NexTitle
Washington**
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.: NTWA-0575984

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHWEST QUARTER; AND THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 10 (SR-97) IN SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

AND THAT PORTION OF GOVERNMENT LOT 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
STARTING AT A POINT, A ONE HALF INCH DIAMETER REBAR ON THE WEST LINE OF SAID GOVERNMENT LOT 4 WHICH IS NORTH 02°33'47" EAST, 50.05 FEET FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 02°33'47" WEST 50.05 FEET BACK ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, WHICH IS IN THE YAKIMA RIVER;
THENCE SOUTH 89°44'22" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 52.00 FEET TO THE TRUE POINT OF BEGINNING WHICH IS ALSO IN THE YAKIMA RIVER;
THENCE CONTINUING SOUTH 89°44'22" EAST ALONG SOUTH LINE, 1266.56 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4;
THENCE NORTH 02°26'00" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, 04.7 FEET;
THENCE NORTH 88°17'16" WEST APPROXIMATELY ALONG AN EXISTING FENCE LINE, 1267.15 FEET;
THENCE SOUTH 00°15'38" WEST, 36.8 FEET TO THE TRUE POINT OF BEGINNING;
BEING A PORTION OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 19, 2003, IN BOOK 28 OF SURVEYS, PAGE 194, UNDER AUDITOR'S FILE NO. 200302190001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTHERLY OF THE YAKIMA RIVER, HERETOFORE CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, BY DEED DATED OCTOBER 10, 1949 AND RECORDED IN BOOK 83 OF DEEDS, PAGE 117; AND

EXCEPT RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY, ACROSS THE NORTHERLY PORTION OF SAID PREMISES;

EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE FENCE LINE RUNNING ALONG THE EAST LINE, THEREOF, AS PER BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 13, 1984, UNDER AUDITOR'S FILE NO. 482182.

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3;
THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 3 TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 66°58'11" EAST ALONG SAID BIGHT OF WAY 37.21 FEET;
THENCE SOUTH 00°19'36" EAST, 572.93 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 3;
THENCE NORTH 89°44'22" WEST, ALONG THE SOUTH BOUNDARY OF GOVERNMENT LOT 3, 62.46 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3;
THENCE NORTH 02°26'00" EAST, 587.72 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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.

