



RECEIVED
APR 21 2026

Kittitas County CDS

Enclosed: Subdivision Guarantee Preliminary Title Commitment

Property: 1150 Westside Road, Cle Elum, WA 98922
County: Kittitas

Date: 4/20/2026
Order No.: NTWA-0567604

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.

Received By: Encompass

APR 20 2026

Engineering and Surveying

PLAT CERTIFICATE

Order No.: NTWA-0567604

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:

Don C. Miller and Jennifer Miller, husband and wife

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$350.00
SALES TAX: \$30.10

Records examined to April 9, 2026 at 8:00AM

Date: December 9, 2025


Issued By:

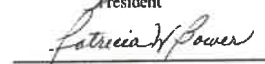
Issued By:
NexTitle Puget Sound, LLC dba NexTitle
Washington
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NTWA-0567604

LEGAL DESCRIPTION

PARCEL 2, AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED JULY 16, 2025, IN BOOK 47 OF SURVEYS, PAGES 41 AND 42, UNDER AUDITOR'S FILE NO. 202507160010, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NTWA-0567604

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.: NTWA-0567604

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.: 025534, Year: 2026, Billed: \$2,225.84, Paid: \$0.00, Balance: \$2,225.84. The current levy code is 43/1900. The current use code is 19.

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

Land: \$338,950.00
Improvements: \$7,500.00
Total: \$346,450.00

2. 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.

3. 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.

4. Reservations contained in Deed, Recorded under Recording No.: [Volume 7, Page 139](#).

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

5. Exceptions and reservations contained in Deed from Northwestern Improvement Company, a New Jersey Corporation, Recorded: February 23, 1906, under Recording No.: Book 12 of Deeds, Page 350, whereby the first party expressly saves, excepts and reserves out of the grant hereby made unto itself, its successors and assigns forever, all ores and minerals of any nature whatsoever in or upon said lands, including coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals, and for the purpose of drilling, opening, developing and working mines and wells thereon, and taking out and removing therefrom all such ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purpose; provided that the second party, their heirs, representatives, successors or assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon by the exercise of any rights herein reserved; but provided further that the exercise of such right by the first party shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

6. Reservations contained in Deed, Recorded under Recording No.: [21716](#).

PLATCRTA/RDA/0999

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Reservations contained in Deed, Recorded under Recording No.: [165385](#).

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

8. Easement and the terms and conditions thereof: Grantee: Town of South Cle Elum, Purpose: Use of an electric power line, Area affected: Portion of said land, Recorded: February 3, 1958, under Recording No.: [268534](#).

9. Easement and the terms and conditions thereof: Grantee: Town of South Cle Elum, Purpose: Erecting, maintaining, repairing and rebuilding the said electric power transmission line, Area affected: Portion of said land, Recorded: January 30, 1958, under Recording No.: [268535](#).

10. Easement and the terms and conditions thereof: Grantee: The Town of South Cle Elum, a municipal corporation, Purpose: Right to construct, Area affected: Portion of said land, Recorded: March 6, 1984, under Recording No.: [478067](#).

11. Easement and the terms and conditions thereof: Grantee: City of Cle Elum, a municipal Corporation, Purpose: Ingress, egress and utilities, Area affected: Portion of said land, Recorded: August 19, 1997, under Recording No.: [199708190026](#).

12. Easement and the terms and conditions thereof: Grantee: City of Cle Elum, a municipal Corporation, Purpose: Ingress, egress and utilities, Area affected: Portion of said land, Recorded: August 19, 1997, under Recording No.: [199708190028](#).

13. Easement and the terms and conditions thereof: Grantee: John M Curley., Jr a married man as his sole and separate estate, Purpose: Underground Seep Pipeline, Area affected: Portion of said land, Recorded: , under Recording No.: [202510310019](#).

14. Easement and the terms and conditions thereof: Grantee: Don C Miller and Jennifer Miller, husband and wife, Purpose: construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity, Area affected: Portion of said land, Recorded: , under Recording No.: [202603170018](#).

15. Conveyance and assignment and the terms and conditions thereof imposed by instrument recorded under Recording No. [269403](#).

16. Effect, if any, of a Notice of Title, from: Timothy Martin, Recorded: February 28, 2022 under Instrument No. [202202280048](#)

17. Survey and the terms and conditions thereof, Recorded: , under Recording No. [202507160010](#).

18. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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.

