



**Enclosed: Subdivision Guarantee Prelim Commitment**

**Kittitas County CDS**

**Property:** NKA SR 970, Cle Elum, WA 98922

**Date:** September 13, 2024

**County:** Kittitas

**Order No.:** NXWA-0552829

**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	<a href="mailto:WATitle@nextitle.com">WATitle@nextitle.com</a>	(509) 925-5665
Trinity Kies	Title Assistant	<a href="mailto:WATitle@nextitle.com">WATitle@nextitle.com</a>	(509) 925-5665
Title Orders	New Title Orders	<a href="mailto:WAOrders@nextitle.com">WAOrders@nextitle.com</a>	
Recording Team	Recording Releases	<a href="mailto:WA_Recording@nextitle.com">WA_Recording@nextitle.com</a>	

For any questions on your report, please contact your above team or call the main office at (509) 925-5665 during business hours Monday through Friday from 8:00 AM to 5:00 PM PST.

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

Hawaii | Idaho | Oregon | Washington

# NEXTITLE

## PLAT CERTIFICATE

Order No.: NXWA-0552829

### 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:

James S. Williamson and Mary Dabney Benjamin, husband and wife

#### EXCEPTIONS:

SEE SCHEDULE B ATTACHED

**AMOUNT CHARGED:** \$1,450.00  
**SALES TAX:** \$121.80

Records examined to September 3, 2024 at 8:00AM

Date: July 23, 2024

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



*Mary O'Donnell*  
President  
*Patricia H. Power*  
Secretary

**NEXTITLE**  
**PLAT CERTIFICATE**  
**SCHEDULE A**

(Continued)

Order No.: NXWA-0552829

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**LEGAL DESCRIPTION**

**PARCEL A:**

PARCELS 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B AND 4C OF THAT CERTAIN SURVEY AS RECORDED JUNE 13, 2008, IN BOOK 35 OF SURVEYS, AT PAGES 71, 72 AND 73, UNDER AUDITOR'S FILE NO. 200806130001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL B:**

A 60 FOOT EASEMENT ALONG THE EASTERLY BOUNDARY OF PARCEL 5B OF THAT CERTAIN SURVEY RECORDED JUNE 13, 2008, SUCH EASEMENT IDENTIFIED IN AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 200910160035, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## **PLAT CERTIFICATE SCHEDULE B**

Order No.: NXWA-0552829

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-0552829

**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.: [645035](#), Year: 2024, Billed: \$678.76, Paid: \$678.76, Balance: \$0.00. 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: \$112,500.00  
Improvements: \$0.00  
Total: \$112,500.00

Affects : Parcel 1A

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.: [21292](#), Year: 2024, Billed: \$709.28, Paid: \$709.28, Balance: \$0.00. 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: \$114,750.00  
Improvements: \$0.00  
Total: \$114,750.00

Affects : Parcel 1B

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.: [21293](#), Year: 2024, Billed: \$678.76, Paid: \$678.76, Balance: \$0.00. 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: \$112,500.00  
Improvements: \$0.00  
Total: \$112,500.00

Affects : Parcel 1C

4. 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.: [21295](#), Year: 2024, Billed: \$678.76, Paid: \$678.76, Balance: \$0.00. 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: \$112,500.00  
Improvements: \$0.00  
Total: \$112,500.00

Affects : Parcel 2A

5. 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.: [21296](#), Year: 2024, Billed: \$678.76, Paid: \$678.76, Balance: \$0.00. 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: \$112,500.00  
Improvements: \$0.00  
Total: \$112,500.00

Affects : Parcel 2B

6. 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.: [954725](#), Year: 2024, Billed: \$678.76, Paid: \$678.76, Balance: \$0.00. 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: \$112,500.00  
Improvements: \$0.00  
Total: \$112,500.00

Affects : Parcel 2C

7. 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.: [954726](#), Year: 2024, Billed: \$696.98, Paid: \$696.98, Balance: \$0.00 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: \$115,650.00  
Improvements: \$0.00  
Total: \$115,650.00

Affects : Parcel 3A

8. 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.: [954727](#), Year: 2024, Billed: \$689.17, Paid: \$689.17, Balance: \$0.00. 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: \$114,300.00  
Improvements: \$0.00  
Total: \$114,300.00

Affects : Parcel 3B

9. 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.: [954728](#), Year: 2024, Billed: \$702.20, Paid: \$702.20, Balance: \$0.00. 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: \$116,550.00  
Improvements: \$0.00  
Total: \$116,550.00

Affects : Parcel 3C

10. 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.: [954729](#), Year: 2024, Billed: \$729.57, Paid: \$729.57, Balance: \$0.00. 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: \$121,280.00  
Improvements: \$0.00  
Total: \$121,280.00

Affects : Parcel 4A

11. 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.: [954730](#), Year: 2024, Billed: \$687.44, Paid: \$687.44, Balance: \$0.00. 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: \$114,000.00  
Improvements: \$0.00  
Total: \$114,000.00

Affects : Parcel 4B

12. 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.: [954731](#), Year: 2024, Billed: \$681.36, Paid: \$681.36, Balance: \$0.00. 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: \$112,950.00  
Improvements: \$0.00  
Total: \$112,950.00

Affects : Parcel 4C

13. 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.

14. 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.

15. Exceptions and reservations contained in Deed from Northern Pacific Railway Company, Recorded: October 6, 1898, under Recording No.: [Volume X, Page 348](#), 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.

16. Open Space Taxation Agreement Chapter 84.34 RCW and the terms and conditions thereof imposed by instrument Recorded: November 2, 2010, under Recording No. [201011020001](#).

17. Covenants, Conditions and Restrictions imposed by instrument Recorded: November 18, 2008, under Recording No.: [200811180018](#). 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(s), covenants or other appurtenances set forth in said instrument to benefit or burden real property outside the boundaries of said land.

And Amendments thereto recorded under Recording No(s). [200910160035](#).

18. Survey and the terms and conditions thereof, Recorded: May 19, 2005, under Recording No. [200505190016](#).

19. Survey and the terms and conditions thereof, Recorded: June 13, 2008, under Recording No. [200806130001](#).

20. 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.



