



Enclosed: Subdivision Guarantee Prelim Commitment

Property: 443 Richards Road, Cle Elum, WA 98922
NKA Big Creek Road, Cle Elum, WA 98922
County: Kittitas
Date: July 1, 2024
Order No.: NXWA-0552227

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) 925-5665
Title Orders	New Title Orders	WAOOrders@nextitle.com	
Recording Team	Recording Releases	WA_Recording@nextitle.com	

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: [NextTitle.com](https://www.NextTitle.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:

Christopher Gregersen and Alexandria Gregersen, a married couple, as to Parcel A and Stephanie N. Zipperer and Justin C. Zipperer, a married couple, as to Parcel B

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$450.00
SALES TAX: \$36.45

Records examined to June 24, 2024 at 8:00AM

Date: July 1, 2024

Issued By:

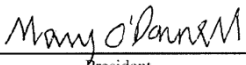
Issued By:

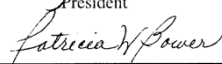
Northwest Title, LLC, dba NexTitle
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

NEXTITLE

**PLAT CERTIFICATE
SCHEDULE A**

(Continued)

Order No.: NXWA-0552227

LEGAL DESCRIPTION

PARCEL A:

LOT 2, OF EARL GENTRY SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 04-46, AS RECORDED JUNE 20, 2008, IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 200506200020, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING PORTIONS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B:

LOT 3 OF ZIPPERER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS AT PAGE(S) 226 AND 227, UNDER RECORDING NUMBER 202109010072, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0552227

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-0552227

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.: [21053](#), Year: 2024, Billed: \$5,049.93, Paid: \$2,524.97, Balance: \$2,524.96. 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: \$243,350.00
Improvements: \$622,420.00
Total: \$865,770.00

Affects: Parcel A

2. Water Metering Assessment for the year 2024, Parcel No.: [21053](#), Billed: \$180.00, Paid: \$90.00, Balance: \$90.00. For further information, including exact amounts owing, please contact the Kittitas County Treasurer at (509) 962-7535.

Affects: Parcel A

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.: [962110](#), Year: 2024, Billed: \$1,384.27, Paid: \$692.14, Balance: \$692.13. 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: \$226,950.00
Improvements: \$7,500.00
Total: \$234,450.00

Affects: Parcel B

4. 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.

5. 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.

6. Reservations contained in Deed, Recorded: January 17, 1900, Recording No.: [Book 1 of Deeds, Page 460](#).

7. Reservations contained in Deed, Recorded: July 5, 1973, Recording No.: [383266](#).

8. Reservations contained in Deed, Recorded: June 15, 2017, Recording No.: [201706150009](#).

Notice of Irrevocable Assignment of Beneficial Interest in a Trust Water Right imposed by instrument Recorded: December 3, 2021, under Recording No. [202112030009](#).

PLATCRTA/RDA/0999

9. Easement and the terms and conditions thereof, Purpose: Easement; Area affected: Portion of said land; Recorded March 1888; Recording No.: [Volume A, Page 162](#).
10. Easement and the terms and conditions thereof: Grantee: Postal Telegraph Cable Co., Purpose: Telegraph line and all other stated purposes, Area affected: Portion of said land, Recorded: April 27, 1911, under Recording No.: [29533](#).
11. Easement and the terms and conditions thereof: Grantee: The Pacific Telephone and Telegraph Company, Purpose: Communication systems and all other stated purposes, Area affected: Portion of said land, Recorded: May 12, 1948, under Recording No.: [202133](#).
12. Easement and the terms and conditions thereof, Purpose: Water for irrigation and all other stated purposes; Area affected: Portion of said land; Recorded September 7, 1990; Recording No.: [533009](#).
13. Easement and the terms and conditions thereof: Grantee: Bob McCann, Purpose: A non-exclusive easement for the purpose of ingress, egress, road construction and maintenance and installation and maintenance of utilities, and all other stated purposes, Area affected: Portion of said land, Recorded: July 16, 1991, under Recording No.: [540995](#).
14. Easement and the terms and conditions thereof: Grantee: Puget Sound Power and Light Company, Purpose: Underground electric transmission and/or distribution system, and all other stated purposes, Area affected: Portion of said land, Recorded: March 17, 1992, under Recording No.: [547356](#).
15. Easement and the terms and conditions thereof: Grantee: Puget Sound Power & Light Company, a Washington corporation, Purpose: Underground electric transmission and distribution system, Area affected: Portion of said land, Recorded: August 18, 1994, under Recording No.: [573997](#).
16. Easement and the terms and conditions thereof: Grantee: Alfred V. Montgomery and Kathleen L. Montgomery, husband and wife, Purpose: Ingress, egress and utilities, and all other stated purposes, Area affected: Portion of said land, Recorded: June 3, 2014, under Recording No.: [201406030019](#).
17. Possible Unrecorded Easements and the terms and conditions thereof imposed by instrument Recorded: June 26, 1926, under Recording No. [82349](#).
18. Agreement for Irrigation Improvements and Easements and the terms and conditions thereof imposed by instrument Recorded: October 27, 1972, under Recording No. [378789](#).
19. Road Use and Maintenance Declaration and the terms and conditions thereof imposed by instrument Recorded: October 21, 1994, under Recording No. [576254](#).
20. Road Maintenance Agreement and the terms and conditions thereof imposed by instrument Recorded: February 21, 2003, under Recording No. [200302210046](#).
21. Big Creek Water Users Association Shared Ditch and Diversion Maintenance Agreement and the terms and conditions thereof imposed by instrument Recorded: November 22, 2004, under Recording No. [200411220072](#).
22. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: March 16, 2018, under Recording No. [201803160056](#).

Affects: Parcel A

23. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions thereof, Between: Teanaway Ridge LLC and the County of Kittitas, a municipal corporation of State of Washington acting by and through the Kittitas County Public Health Department, imposed by instrument Recorded: March 16, 2018, under Recording No. [201803160057](#).

Affects: Parcel A

24. 2 Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: March 28, 2018, under Recording No. [201803280050](#).

Affects: Parcel A

25. Certificate of Adjudicated Water Right and the terms and conditions thereof imposed by instrument Recorded: July 24, 2019, under Recording No. [201907240081](#).

26. 2 Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: July 2, 2021, under Recording No. [202107020069](#).

Said instrument is a re-recording of that instrument recorded under recording No. [202102190036](#).

Affects: Parcel B

27. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions thereof, Between: Justin and Stephanie Zipperer and the County of Kittitas, a municipal corporation of State of Washington acting by and through the Kittitas County Public Health Department, imposed by instrument Recorded: July 10, 2020, under Recording No. [202007100056](#).

Affects: Parcel B

28. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Earl Gentry Short Plat, SP 04-46 recorded under Recording No. [200506200020](#). 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.

29. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Zipperer Short Plat, SP-20-00005 recorded under Recording No. [202109010072](#). 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.

30. Covenants, Conditions and Restrictions imposed by instrument Recorded: April 2, 1993, under Recording No.: [558285](#). 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.

31. Survey and the terms and conditions thereof, Recorded: August 13, 2002, under Recording No. [200208130003](#).

32. Provisions contained in the Articles of Incorporation and Bylaws of Gentry Farms Water User and Owners Association.

33. Provisions contained in the Articles of Incorporation and Bylaws of Big Creek Road Committee.

34. Provisions contained in the Articles of Incorporation and Bylaws of Big Creek Water Users Association.

35. Any unpaid assessments or charges, and liability for further assessments or charges by Gentry Farms Water User and Owners Association.

36. Any unpaid assessments or charges, and liability for further assessments or charges by Big Creek Road Committee.

37. Any unpaid assessments or charges, and liability for further assessments or charges by Big Creek Water Users Association.

38. Deed of Trust and the terms and conditions thereof. Grantor: Christopher Gregersen and Alexandria Gregersen, a married couple, Trustee: Timberland Service Corporation, Beneficiary: Timberland Bank, Original Amount: \$510,000.00, Dated: March 26, 2020, Recorded: May 27, 2020 under Recording No.: [202005270033](#).

Affects: Parcel A

39. Deed of Trust securing a line of credit and the terms and conditions thereof. Grantor: Christopher Gregersen and Alexandria Gregersen, a married couple, Trustee: Trustee Services, Inc, Beneficiary: Boeing Employees' Credit Union, In the original amount of \$75,900.00, Dated: November 26, 2021, Recorded: December 7, 2021 under Recording No.: [202112070016](#).

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.

Affects: Parcel A

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.

