



Enclosed: Subdivision Guarantee Prelim Commitment

Kittitas County CDS

Property: NKA Nelson Siding Road, Cle Elum, WA
98922

Date: December 11, 2024

County: Kittitas

Order No.: NXWA-0554000

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	WAOrders@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: NexTitle.com

Hawaii | Idaho | Oregon | Washington

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PLAT CERTIFICATE

Order No.: NXWA-0554000

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:

Nelson View LLC, a Washington limited liability company

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$350.00
SALES TAX: \$28.35

Records examined to December 2, 2024 at 8:00AM

Date: December 11, 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-0554000

LEGAL DESCRIPTION

LOT 4 OF NELSON VIEW SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. SP-23-00007, AS RECORDED FEBRUARY 23, 2024, IN BOOK M OF SHORT PLATS, PAGES 13 AND 14, UNDER AUDITOR'S FILE NO. 202402230008, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0554000

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-0554000

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 Taxes for the year 2024 which have been paid, affecting the entire plat. Amount: \$2,177.53, Previous Tax Account No.: [957098](#), Number of lots: 4, Lot number 4 is now carried under Tax Account Number: 963647.
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. Easement and the terms and conditions thereof: Grantee: American Telephone and Telegraph Company, a New York Corporation, Purpose: Underground fiber optic telecommunication system, Area affected: Portion of said land, Recorded: May 21, 1990, under Recording No.: [529391](#).
5. Easement and the terms and conditions thereof: Grantee: State of Washington, Department of Ecology, Purpose: Easement agreement, Area affected: Portion of said land, Recorded: November 28, 2016, under Recording No.: [201611280063](#).
6. Easement and the terms and conditions thereof: Grantee: Puget Sound Energy, Inc, Purpose: transmission, distribution and sale of electricity, Area affected: Portion of said land, Recorded: April 25, 2017, under Recording No.: [201704250001](#).
7. Easement and the terms and conditions thereof: Grantee: Puget Sound Energy, Inc., Purpose: To 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: August 28, 2023, under Recording No.: [202308280010](#).
8. Water Rights and the terms and conditions thereof imposed by instrument Recorded: November 28, 2016, under Recording No. [201611280062](#).
9. Water Rights and the terms and conditions thereof imposed by instrument Recorded: May 24, 2019, under Recording No. [201905240037](#).
10. Water Rights and the terms and conditions thereof imposed by instrument Recorded: April 17, 2023, under Recording No. [202304170009](#).
11. Kittitas County Public Health Department Water Metering Agreement and the terms and conditions thereof imposed by instrument Recorded: June 3, 2021, under Recording No. [202106030007](#).
12. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: June 3, 2021, under Recording No. [202106030010](#).
13. Restrictive Covenant and the terms and conditions thereof imposed by instrument Recorded: November 28, 2016, under Recording No. [201611280064](#).
14. Declaration of Covenant (Onsite Septic System) and the terms and conditions thereof imposed by instrument Recorded: June 3, 2021, under Recording No. [202106030003](#).

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15. Declaration of Restrictive Use Covenants and the terms and conditions thereof imposed by instrument Recorded: September 15, 2022, under Recording No. [202209150064](#).
16. Memorandum Regarding Water Right Conveyance and the terms and conditions thereof imposed by instrument Recorded: August 29, 2022, under Recording No. [202208290018](#).
17. Two Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: August 23, 2023, under Recording No. [202308230032](#).
18. Two Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: August 23, 2023, under Recording No. [202308230033](#).
19. Two Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: August 23, 2023, under Recording No. [202308230034](#).
20. Two Party Shared Well Water Users Agreement and the terms and conditions thereof imposed by instrument Recorded: August 23, 2023, under Recording No. [202308230036](#).
21. Kittitas County Water Metering Agreement and the terms and conditions thereof, Between: Nelson View LLC and The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department, imposed by instrument Recorded: December 21, 2023, under Recording No. [202312210051](#).
22. Kittitas County Water Metering Agreement and the terms and conditions thereof, Between: Nelson View LLC and The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department, imposed by instrument Recorded: December 21, 2023, under Recording No. [202312210053](#).
23. Kittitas County Water Metering Agreement and the terms and conditions thereof, Between: Nelson View LLC and The County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department, imposed by instrument Recorded: December 21, 2023, under Recording No. [202312210055](#).
24. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: December 21, 2023, under Recording No. [202312210050](#).
25. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: December 21, 2023, under Recording No. [202312210052](#).
26. Water Mitigation Certificate and the terms and conditions thereof imposed by instrument Recorded: December 21, 2023, under Recording No. [202312210054](#).
27. Covenants, Conditions and Restrictions imposed by instrument Recorded: March 20, 2024, under Recording No.: [202403200001](#). 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.
28. Notice of Removal of current Use Classification and Additional Tax Calculations and the terms and conditions thereof imposed by instrument Recorded: March 31, 2023, under Recording No. [202303310051](#).
29. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Short Plat recorded under Recording No. [202402230008](#). 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. All covenants, conditions, Restriction, reservations, Easement or other servitudes, if any, disclosed by the Boundary Line Adjustment recorded under Recording No. [202309080037](#). 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.

31. Survey and the terms and conditions thereof, Recorded: April 13, 2010, under Recording No. [201004130016](#).

32. Deed of Trust and the terms and conditions thereof. Grantor: Nelson View LLC, a Washington State limited liability company, Trustee: Northwest Title, LLC DBA NTL LLC, a Delaware limited liability company, Beneficiary: Copper Leaf, LLC, a Washington limited liability company, Original Amount: \$2,000,000.00, Dated: March 30, 2023, Recorded: March 31, 2023 under Recording No.: [202303310053](#).

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.

