



Enclosed: Subdivision Guarantee Preliminary Title Commitment

Property: 711 Pine Glen Drive, Easton, WA 98925
County: Kittitas

Date: 9/9/2025
Order No.: NTWA-0564933

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-0564933

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:

Cari Griffin and Helen M. Kent, each as their separate estates

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$450.00
SALES TAX: \$38.70

Records examined to September 3, 2025 at 8:00AM

Date: September 9, 2025

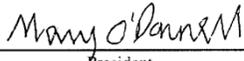
Issued By:

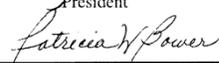
Issued By:
**NexTitle Puget Sound, LLC dba NexTitle
Washington**
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NTWA-0564933

LEGAL DESCRIPTION

LOTS 25 AND 26, BLOCK 3, PINE GLEN ADDITION, IN THE COUNTY OF KIITITAS, STATE OF WASHINGTON, AS PER PLAT RECORDED THEREOF RECORDED IN BOOK 3 OF PLATS, PAGES 51, 52, AND 53, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NTWA-0564933

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-0564933

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.: [310134](#), Year: 2025, Billed: \$1,714.59, Paid: \$857.30, Balance: \$857.29. The current levy code is 41. The current use code is 19.

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

Land: \$212,800.00
Improvements: \$79,510.00
Total: \$292,310.00

Affects: Lot 25

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.: [150134](#), Year: 2025, Billed: \$1,091.31, Paid: \$545.66, Balance: \$545.65. The current levy code is 41. The current use code is 91.

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

Land: \$181,220.00
Improvements: \$0.00
Total: \$181,220.00

Affects: Lot 26

3. 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.

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. Exceptions and reservations contained in Deed from Northwestern Improvement Company, Recorded: June 29, 1938, under Recording No.: [142707](#), 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

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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. Easement and the terms and conditions thereof: Grantee: The Pacific Telephone and Telegraph Company, Purpose: Communications systems, Area affected: Portion of said premises, Recorded: March 9, 1948, under Recording No.: [199786](#).

7. Easement and the terms and conditions thereof, Purpose: Ingress, egress and utilities; Area affected: Lot 25, Block 3, Pine Glen Addition; Recorded May 12, 2023; Recording No.: [202305120047](#).

Grantor and her assigns agree to relinquish said easements should grantee relocate the existing easements on Lot 25, Block 3, Pine Glen Addition.

8. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of [Pine Glen](#). 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.

9. Right of the State of Washington in and to that portion, if any, of the land herein described which lies below the line of ordinary high water of Yakima River.

10. Rights of State of Washington to that portion of the land, if any, lying in the bed of Yakima River, if that waterway is navigable.

11. Any change in the boundary or legal description of the land described herein, due to a shift or change in the course of Yakima River.

12. Any Restriction on the use of any portion of the land subject to submergence that derive from the rights of the public and riparian owners to use any waters which may cover that portion.

13. Rights and Easement of the public for commerce, navigation, recreation and fisheries.

14. Any Restriction on the use of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has been, covered by water.

15. Provisions contained in the Articles of Incorporation and Bylaws of Pine Glen Maintenance Corporation.

16. Provisions contained in the Articles of Incorporation and Bylaws of Sumerside Maintenance Corporation.

17. Any unpaid assessments or charges, and liability for further assessments or charges by Pine Glen Maintenance Corporation.

18. Any unpaid assessments or charges, and liability for further assessments or charges by Sumerside Maintenance Corporation.

19. 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.

