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DEC 09 2025  
Kittitas County

**Enclosed: Subdivision Guarantee Preliminary Title Commitment**

**Property:** NKA Alley Street, Ronald, WA 98940  
**County:** Kittitas

**Date:** 12/9/2025  
**Order No.:** NTWA-0567598

**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) 933-5212
Recording Dept	Recording Releases	<a href="mailto:WA_Recording@nextitle.com">WA_Recording@nextitle.com</a>	

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](mailto:WATitle@nextitle.com).



**PLAT CERTIFICATE**

Order No.: NTWA-0567598

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:**

Trent Lombardi and Keren Swanson, each as to their respective separate estates

**EXCEPTIONS:**

SEE SCHEDULE B ATTACHED

**AMOUNT CHARGED:** \$350.00  
**SALES TAX:** \$29.40

Records examined to December 4, 2025 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



*Mary O'Donnell*  
\_\_\_\_\_  
resident  
*Patricia H. Power*  
\_\_\_\_\_  
Secretary

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

(Continued)

Order No.: NTWA-0567598

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**LEGAL DESCRIPTION**

LOTS 13 AND 14, BLOCK 5, RONALD TOWNSITE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 75, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PLAT CERTIFICATE SCHEDULE B

Order No.: NTWA-0567598

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-0567598

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**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.: 226034, Year: 2025, Billed: \$472.73, Paid: \$472.73, Balance: \$0.00. The current levy code is 13. The current use code is 91.

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

Land: \$72,000.00  
Improvements: \$0.00  
Total: \$72,000.00

Affects: Lot 13

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.: 236034, Year: 2025, Billed: \$452.73, Paid: \$452.73, Balance: \$0.00. The current levy code is 13. The current use code is 91.

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

Land: \$72,000.00  
Improvements: \$0.00  
Total: \$72,000.00

Affects: Lot 14

3. Reservations contained in Deed, Recorded under Recording No.: 522538.

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.

4. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of Northern Pacific Railway Company Ronald Townsite. 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.

5. 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.

