



Kittitas County CDS

Enclosed: Subdivision Guarantee Preliminary Title Commitment

Property: 1660 Brown Road, Ellensburg, WA 98926
County: Kittitas

Date: 6/12/2025
Order No.: NTWA-0561704

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.

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NTWA-0561704

LEGAL DESCRIPTION

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED APRIL 14, 2025, IN BOOK 46 OF SURVEYS AT PAGTES 246 AND 247, UNDER AUDITOR'S FILE NO. 202504140007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NTWA-0561704

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-0561704

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.: [953835](#), Year: 2025, Billed: \$4,401.27, Paid: \$4,401.27, Balance: \$0.00. The current levy code is 3. The current use code is 83.

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

Land: \$225,000.00
Improvements: \$547,790.00
Total: \$772,790.00
Taxable: \$714,460

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. Oil and Gas Lease and the terms and conditions thereof. Lessor: Anderville Farms, Inc., a Washington corporation, formerly known as L.V. Anderson & Sons, Inc, Lessee: D. Kirk Tracy, For a term of: 10 years and as long thereafter as oil and gas, or either of them is produced or this lease is extended under any subsequent provisions thereof, Dated: May 6, 1981, Recorded: August 6, 1981 under Recording No.: [454288](#).

Assignment of oil and gas lease recorded under Auditor's File No. [461993](#)

5. Oil and Gas Lease and the terms and conditions thereof. Lessor: Lawrence A. Anderson and L. Arlein Anderson, husband and wife and Anderville Farms, Inc., a Washington corporation, Lessee: The Meramar Company, For a term of: 5 years and as long thereafter as oil and gas of whatsoever nature or kind is produced from the premises or on acreage pooled or unitized therewith, or operations are continued as hereinafter provided, Dated: October 1, 2000, Recorded: October 26, 2000 under Recording No.: [200010260083](#).

Assignment Recorded under Auditor;s File No. [200206100015](#).

6. All covenants, conditions, Restriction, reservations, Easement or other servitudes, if any, disclosed by the Boundary Line Adjustment recorded under Recording No. [200402120030](#). 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.

7. Survey and the terms and conditions thereof, Recorded: December 30, 2003, under Recording No. [200312300043](#).

8. Survey and the terms and conditions thereof, Recorded: April 14, 2025, under Recording No. [202504140007](#).

9. 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.

PLATCRTA/RDA/0999

10. Real Estate Contract and the terms and conditions thereof. Seller: Dairyview, LLC, a Washington limited liability company, Purchaser: Brown Road Estates, LLC, a Washington limited liability company, Recorded: January 23, 2025, Recording No. : [202501230035](#), Excise Receipt No. 2025-109.

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.

