



Enclosed: Subdivision Guarantee Prelim Commitment

Property: NKA Unknown Address, Cle Elum, WA 98922-1074 **Date:** July 24, 2023
County: Kittitas **Order No.:** NXWA-0544299

THIS INFORMATION IS NOT PART OF THE PRELIMINARY REPORT. YOU SHOULD READ THE PRELIMINARY REPORT VERY CAREFULLY.

Your Title Team:

Staff		✉ Email	☎ Phone No
Karen Kies	Title Officer	watitle@nextitle.com	(425) 457-7860
Dave Johnson	Title Officer	watitle@nextitle.com	(425) 457-7860
Title Orders	New Title Orders	waorders@nextitle.com	
Recording Dept	Recording Releases	warecording@nextitle.com	(425) 457-7860

NexTitle Washington, 13555 SE 36th St, Suite 270, Bellevue, WA 98006
Main Phone: (425)457-7855 Main Fax: (425)732-2022 Website: NexTitle.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:

Blue Jay Land Company LLC, a Washington Limited Liability Company

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

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

Records examined to July 11, 2023 at 8:00AM

Date: July 24, 2023

Issued By:

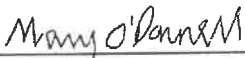
Issued By:

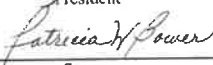
Northwest Title, LLC, dba NexTitle
206 W. 1st Avenue, Suite B
Ellensburg, WA 98926



COUNTERSIGNED: David Fennell
Authorized Officer or Agent





President


Secretary

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NEXTITLE

**PLAT CERTIFICATE
SCHEDULE A**

(Continued)

Order No.: NXWA-0544299

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, TAX 1, IN SECTION 1, TOWNSHIP 20 NORTH,
RANGE 14 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS STATE OF WASHINGTON.

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PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0544299

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.

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PLAT CERTIFICATE
SCHEDULE B

(Continued)

Order No.: NXWA-0544299

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.: [201934](#), Year: 2023, Billed: \$47.75, Paid: \$47.75, Balance: \$0.00. The current levy code is 40. The current use code is 91.

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

Land: \$630.00
Improvements: \$0.00
Total: \$630.00

2. Easement and the terms and conditions thereof: Grantee: Nicolas and Heather Trescases, Purpose: Grant of non-exclusive access easement (driveway), Area affected: Portion of said land, Recorded: December 14, 2022, under Recording No.: [202212140012](#).

3. Reservations contained in Deed from the Northern Pacific Railway Company dated: June 1, 1900, Recorded: February 25, 1901, under Recording No.: [Book 1 of Deeds, Page 467](#), as follows. Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for mining operations, and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron for the purpose of exploring, developing and working the same.

4. Exceptions and reservations contained in Deed from Harland A. Oddson and Mildred E. Oddson, husband and wife, Recorded: October 16, 1968, under Recording No.: 350491, 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.

5. Easement and the terms and conditions thereof: Grantee: Roslyn Fuel Company, a Corporation, Purpose: Right of way, Area affected: Portion of said land, Recorded: January 17, 1917, under Recording No.: [Book: 31, Page: 153](#).

6. Easement and the terms and conditions thereof: Grantee: Roslyn Telephone Company, a Washington corporation, Purpose: A telephone line or system, Area affected: Portion of said land, Recorded: July 2, 1981, under Recording No.: [453299](#).

7. Easement and the terms and conditions thereof: Grantee: Puget Sound Power & Light Company, a Washington corporation, Purpose: Electric transmission and distribution line, Area affected: Portion of said land, Recorded: June 3, 1987, under Recording No.: [504900](#).

8. Easement and the terms and conditions thereof, Purpose: Access; Area affected: Portion of Said Land; Recorded: October 26, 1993; under Kittitas County Superior Court Cause No.: [93-2-00278-8](#).

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9. Obligation to Improve Roadbed, as contained in instruments Recorded: February 5, 1992, under Recording No(s). 546400 and [546401](#).

10. Provisions contained in Deed, Recorded: November 7, 1995, Recording No.: [586888](#).

The Easements as contained in deed, have a gap of approximately 60 feet where said easements cross the Burlington Northern Railroad Company right of way and the former Roslyn Fuel Company's right of way.

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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.



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