



Enclosed: Subdivision Guarantee Prelim Commitment

Property: Lots 34B, 35, 330 Why Worry Lane,
Ronald, WA 98940

Date: October 24, 2024

County: Kittitas

Order No.: NXWA-0555448

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 Kles	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

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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:

John M. Denning and Kim A. Denning, a married couple

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

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

Records examined to October 14, 2024 at 8:00AM

Date: October 24, 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-0555448

LEGAL DESCRIPTION

PARCEL A:

LOT 35, WILDWOOD II, AS PER PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGES 1 AND 2, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOT 34-B, WILDWOOD II, AS PER PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGES 1 AND 2, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0555448

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-0555448

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.: [152334](#), Year: 2024, Billed: \$998.68, Paid: \$998.68, 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: \$160,800.00
Improvements: \$7,930.00
Total: \$168,730.00

Affects: Parcel A

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.: [512434](#), Year: 2024, Billed: \$1,016.99, Paid: \$1,016.99, 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: \$172,000.00
Improvements: \$0.00
Total: \$172,000.00

Affects: Parcel B

3. Easement and the terms and conditions thereof, Purpose: well site easement; Area affected: portion of said land; Recorded November 27, 1973; Recording No.: [386415](#).

4. Certificate of Water Right and the terms and conditions thereof imposed by instrument Recorded: August 18, 1975, under Recording No. [399028](#).

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

6. Covenants, Conditions and Restrictions imposed by instrument Recorded: February 13, 1973, under Recording No.: [380592](#), including, but not limited to, liability for assessments levied by the community association. 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 set forth in said instrument to benefit or burden real property outside the boundaries of said land.

7. Covenants, Conditions and Restrictions imposed by instrument Recorded: March 5 ,1973, under Recording No.: [380956](#), including, but not limited to, liability for assessments levied by the community association. 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 set forth in said instrument to benefit or burden real property outside the boundaries of said land.

And Amendments thereto recorded under Recording No(s). [382737](#), [535182](#), [576841](#).

8. Survey and the terms and conditions thereof, recorded under Recording No. [Unrecorded](#).

9. Provisions contained in the Articles of Incorporation and Bylaws of Wildwood Community Association.

10. Any unpaid assessments or charges, and liability for further assessments or charges by Wildwood Community Association.

11. 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.



