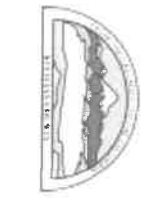


Attachment F

Condition number six says "all existing encroachment shall be addressed to the satisfaction of all parties prior to final plan approval."

On parcel number 241934 there was an encroachment onto the Teanaway Ridge property. On May 13, 2010 Teanaway Ridge LLC quit claimed to Deann Reeves that land that was encroaching onto the Teanaway Ridge land.

Attached here to is a copy of the sales history as recorded on Kittitas County text sifter where on page 2 of said document the transfer of Teanaway Ridge Land to Deann Reeves is highlighted in orange.



KITTITAS COUNTY WASHINGTON



TAXSIFTER

SIMPLE SEARCH SALES SEARCH COUNTY HOME PAGE CONTACT DISCLAIMER

PAYMENT CART(0)

Mike Hougardy

Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#: 241934

Owner Name: JOHNSON, MARQUES & RACHEL

DOR Code: 11 - Residential - Single Family

Address1:

Situs: 641 DOUBLE O RD RONALD

Address2: 22109 NE 27TH PL

Map Number: 20-14-01030-0010

City, State: SAMMAMISH WA

Status:

Zip: 98074-6427

Description: ACRES 0.88, CD 5815-A; PTN SW1/4 SEC 1 & PTN NW1/4 SEC 12; ALL TWP 20; RGE 14; (PTNS OF LOTS B & C, B34/P22)

Comment:

2022 Market Value

2022 Taxable Value

2022 Assessment Data

Land:	\$94,770	Land:	\$94,770	District:	40 - COR SD404 F6
Improvements:	\$333,920	Improvements:	\$333,920		H2 CO COF ST
Permanent Crop:	\$0	Permanent Crop:	\$0	Current Use/DFL:	No
Total	\$428,690	Total	\$428,690	Senior/Disability Exemption:	No
		Total Acres:	0.88000		

Ownership

Owner's Name	Ownership %	Owner Type
--------------	-------------	------------

JOHNSON, MARQUES & RACHEL

100 %

Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/05/17	2017-843	1	2017-843	REEVES, HAZEL DEANN	JOHNSON, MARQUES & RACHEL	\$369,000
05/13/10	2010-0655	2	2010-0655	TEANAWAY RIDGE LLC	REEVES, DEANN	\$0
02/01/97	3247	2	3247	GALANTI, RICHARD M. ETUX	REEVES, HAZEL DEANN	\$46,000

Building Permits

Permit No.	Date	Description	Amount
2008-00284	5/1/2008	RENEWAL TO 2003-12035	
2003-12035	12/15/2003	GARAGE 1440 SQFT	
2000-03022	3/13/2000	ADDITION SFR	
98-06082	6/25/1998	ADDITION LIVING ROOM 266 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	Perm/Crop Value	Total	Exempt	Taxable
2022	JOHNSON, MARQUES & RACHEL	\$94,770	\$333,920	\$0	\$428,690	\$0	\$428,690
2021	JOHNSON, MARQUES & RACHEL	\$72,180	\$306,030	\$0	\$378,210	\$0	\$378,210
2020	JOHNSON, MARQUES & RACHEL	\$72,180	\$279,990	\$0	\$352,170	\$0	\$352,170
2019	JOHNSON, MARQUES & RACHEL	\$55,000	\$274,260	\$0	\$329,260	\$0	\$329,260
2018	JOHNSON, MARQUES & RACHEL	\$55,000	\$228,740	\$0	\$283,740	\$0	\$283,740

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



1.0.8098.14017

Data current as of: 5/6/2022 4:12 PM

TX_RollYear_Search: 2022

05/13/2010 11:53:57 AM

201005130004

\$65.00
Quit Claim Deed SHALLBETTER
Kittitas County Auditor

Page 1 of 4



After Recording Return To:
Traci Shallbetter
SHALLBETTER LAW
3201 Airport Road
Cle Elum, WA 98922

**Real Estate Excise Tax
Exempt**
Kittitas County Treasurer
By K. Bowen
Affidavit No. 2010-0655
Date: 5/13/10

QUITCLAIM DEED

Grantor(s): Teanaway Ridge, LLC, a Washington limited liability company

Grantee(s): DeAnn Reeves, an unmarried individual

Abbreviated Legal Description: Portion of Lots B and C of survey recorded in Book 34 of Surveys at Page 22, under Auditor's File Number 200704270063, records of Kittitas County, State of Washington

Assessor's Tax Parcel Nos.: Portions of 12065, 732534, 241934

Reference Nos. of Related Documents: 432311

**EXEMPT FROM EXCISE TAX PURSUANT TO WAC 458-61A-215.
NO MONETARY CONSIDERATION EXCHANGED**

QUITCLAIM DEED

The Grantor, TEANAWAY RIDGE, LLC, a Washington limited liability company ("Grantor") for, and in consideration of resolving a boundary line dispute, conveys and quitclaims to DEANN REEVES, an unmarried individual ("Grantee"), all of its interest in the real estate situated in the County of Kittitas, State of Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference.

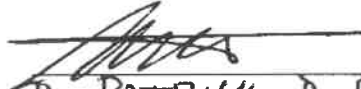
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining,

SUBJECT TO all restrictions, reservations and encumbrances of record.

DATED this 27 day of April, 2010

GRANTOR:

TEANAWAY RIDGE, LLC


By PATRICK D. DEVERA
Its MANAGER



STATE OF WASHINGTON)
) ss
COUNTY OF KITTITAS)

On this 27 day of April, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Patrick D. Deenen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it as the Manager of TEANAWAY RIDGE, LLC, to be the free and voluntary act and deed of said limited liability company for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Maire
NOTARY PUBLIC in and for the State of
Washington, residing at Chehalis
My appointment expires 12/31/10
Print Name Maire Twomey

A handwritten signature, likely of the notary, consisting of stylized initials.

**LEGAL DESCRIPTION
DENEEN TO REEVES**

THAT PORTION OF LOTS B AND C OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NUMBER 200704270063, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 89°11'40" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1322.41 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°39'26" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 167.67 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT C; THENCE NORTH 46°36'59" EAST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, 47.95 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT C; THENCE SOUTH 43°13'54" EAST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT C, 99.95 FEET TO THE NORTHEASTERLY COMMON CORNER OF SAID LOTS B AND C; THENCE SOUTH 00°00'03" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT B, 149.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT B; THENCE SOUTH 45°39'16" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT B, 148.68 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00°30'01" EAST 125.65 FEET, ALONG SAID EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12. ALL SITUATED IN KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 0.59 ACERS



Seattle/11/30/09

A handwritten signature or scribble consisting of several overlapping loops and lines.

Exhibit A
Page 4 of 4