

BL-17-00012

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee.

The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$800.00 Kittitas County Community Development Services (KCCDS)

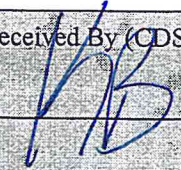
\$275.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$280.00 Kittitas County Public Health Department Environmental Health

\$1,500.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 7/31/17	RECEIPT # CD-17-00123	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL 31 2017</p> <p style="text-align: center;">Kittitas County CDS</p> <p style="text-align: center;">DATE STAMP IN BOX</p>
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OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form

Name: James T. Miller et ux Roger C. Weber et ux
Mailing Address: P.O. Box 649 1540 Westside Rd 1882 Fairview Rd
City/State/ZIP: S. Cle Elum, WA 98943-0649 Cle Elum, WA 98922 Ellensburg, WA 98926
Day Time Phone: (206) 972-0174 509-304-8431
Email Address: jt-miller@msn.com or 509-260-0449
roqueb100@gmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse / Cruse & Assoc.
Mailing Address: P O Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 962-8242
Email Address: cruseandassoc@kvalley.com

3. Name, mailing address and day phone of other contact person
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 1706 & 1540 Westside Rd
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

Parcel B-1, Blk 17 of Survey, pg 76-78
Parcel C, Blk 9 of Survey, pg 63

6. Property size: 5.09 & 10.45 Ac (acres)

7. Land Use Information: Zoning: AgS/Rural 5 Comp Plan Land Use Designation: Rural Residential

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

(310836 (5.05)
2150836 (1.04) (5.09)

10.09

450236 (10.45)

5.11 (see exhibit note)

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 7/6/2017

X Jan 7 M (date) 7-28-17
Kathy L. Weber 7/31/17

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

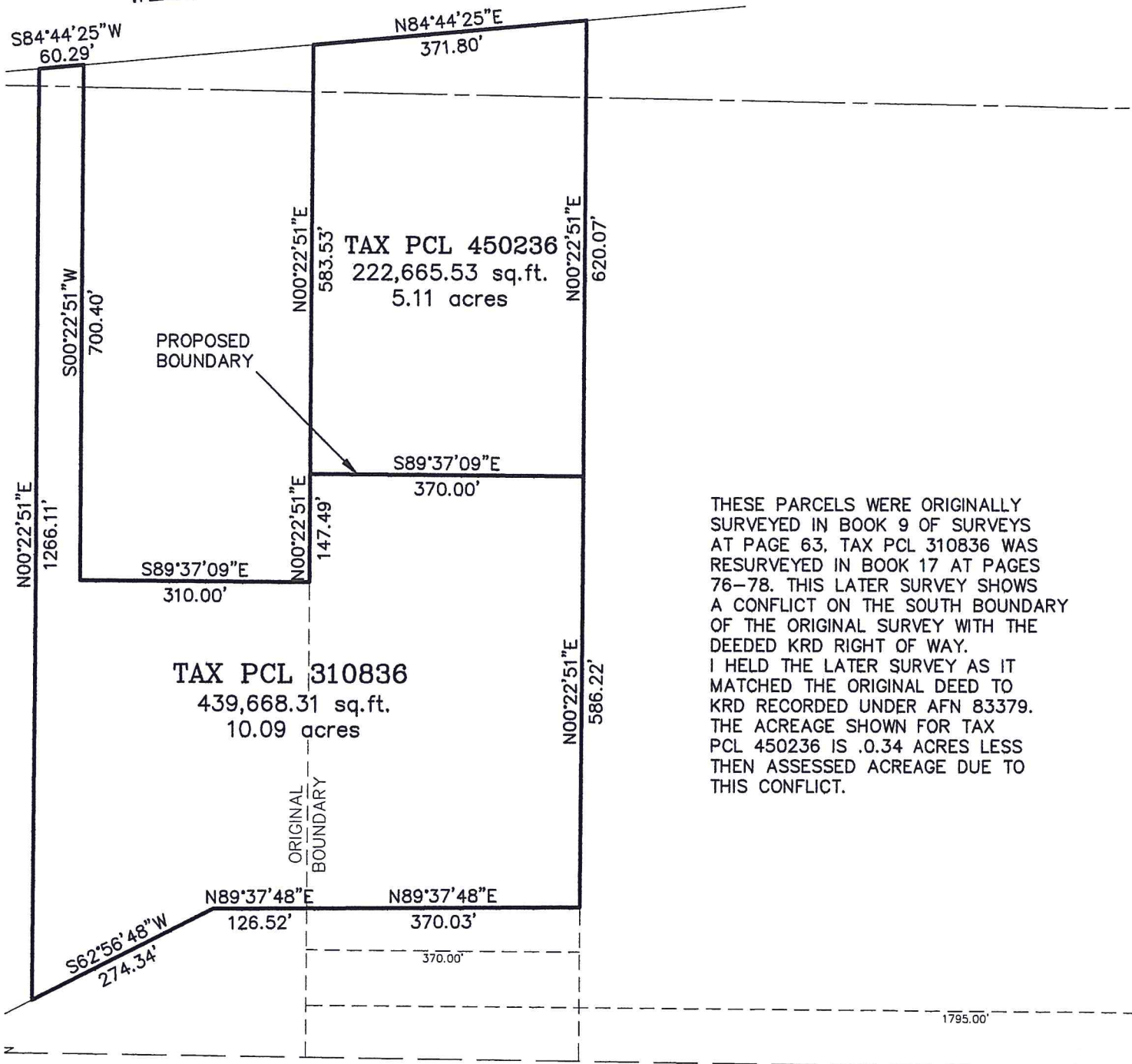
By: _____

Final Approval Date: _____

By: _____

Proposed

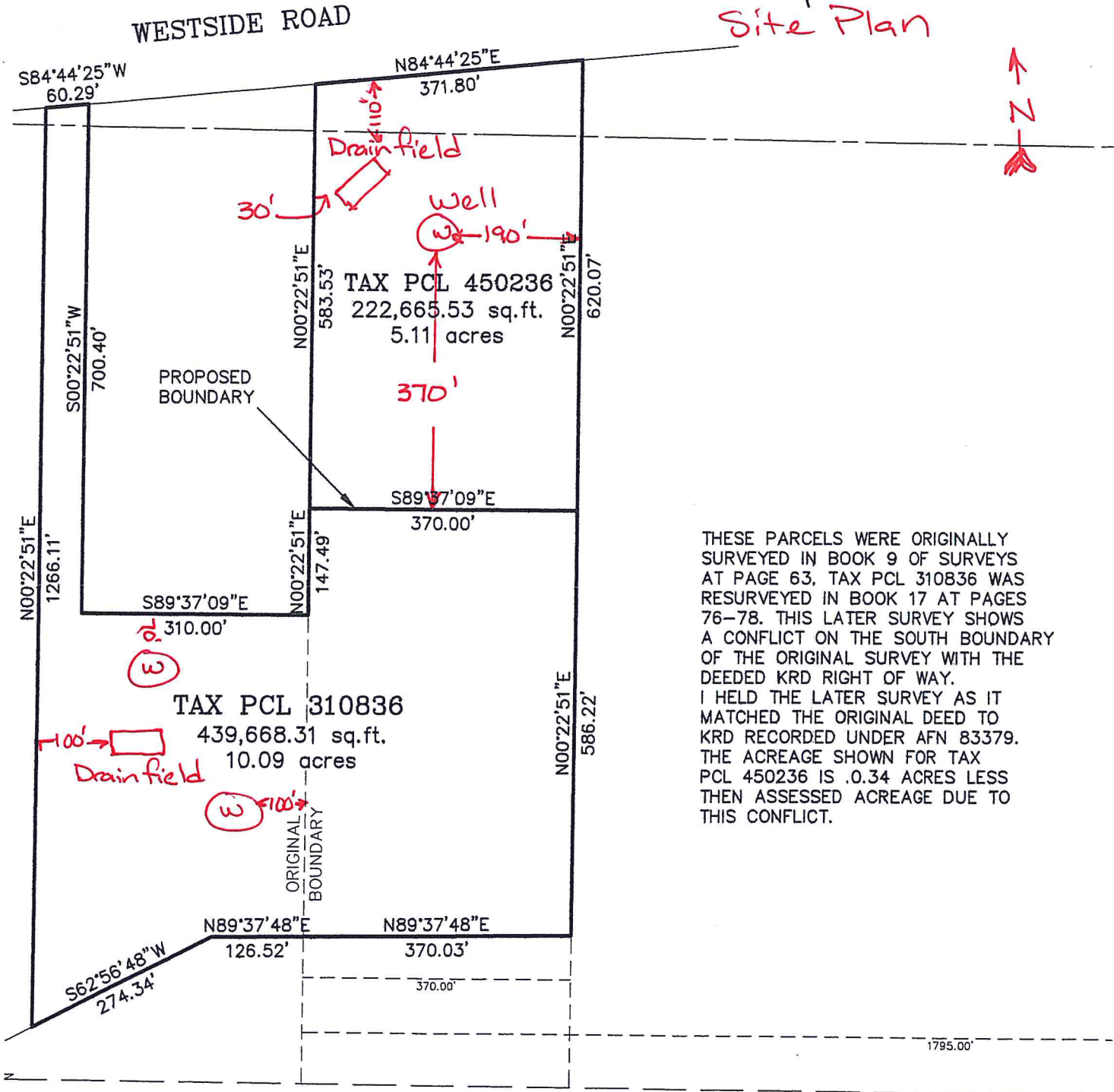
WESTSIDE ROAD



THESE PARCELS WERE ORIGINALLY SURVEYED IN BOOK 9 OF SURVEYS AT PAGE 63. TAX PCL 310836 WAS RESURVEYED IN BOOK 17 AT PAGES 76-78. THIS LATER SURVEY SHOWS A CONFLICT ON THE SOUTH BOUNDARY OF THE ORIGINAL SURVEY WITH THE DEEDED KRD RIGHT OF WAY. I HELD THE LATER SURVEY AS IT MATCHED THE ORIGINAL DEED TO KRD RECORDED UNDER AFN 83379. THE ACREAGE SHOWN FOR TAX PCL 450236 IS .034 ACRES LESS THEN ASSESSED ACREAGE DUE TO THIS CONFLICT.

1"=200'

Proposed Site Plan



THESE PARCELS WERE ORIGINALLY SURVEYED IN BOOK 9 OF SURVEYS AT PAGE 63, TAX PCL 310836 WAS RESURVEYED IN BOOK 17 AT PAGES 76-78. THIS LATER SURVEY SHOWS A CONFLICT ON THE SOUTH BOUNDARY OF THE ORIGINAL SURVEY WITH THE DEEDED KRD RIGHT OF WAY. I HELD THE LATER SURVEY AS IT MATCHED THE ORIGINAL DEED TO KRD RECORDED UNDER AFN 83379. THE ACREAGE SHOWN FOR TAX PCL 450236 IS .034 ACRES LESS THEN ASSESSED ACREAGE DUE TO THIS CONFLICT.

Narrative - want to adjust the upper 5 acres along the KRD R/W of Tax Pcl 450236 into Tax Pcl 310836. Both properties are built out and the proposed boundary will meet all setbacks

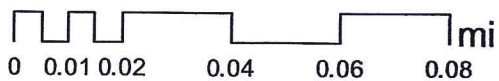
Kittitas County COMPAS Map Miller Site Plan



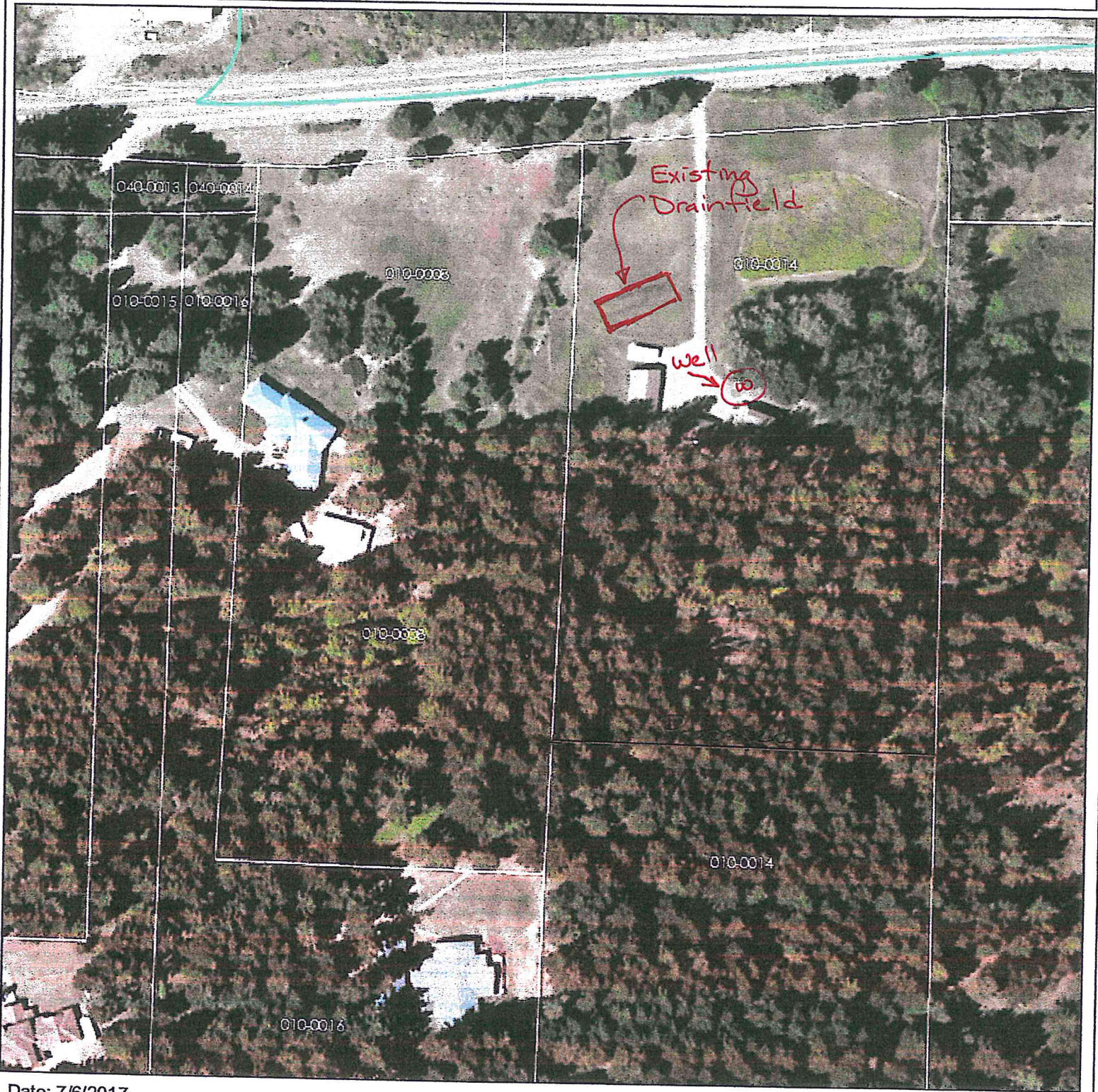
Date: 7/6/2017

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



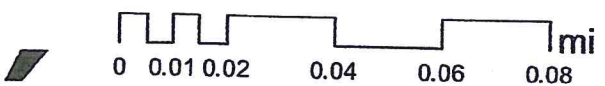
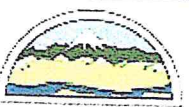
Kittitas County COMPAS .lap Weber Site Plan



Date: 7/6/2017

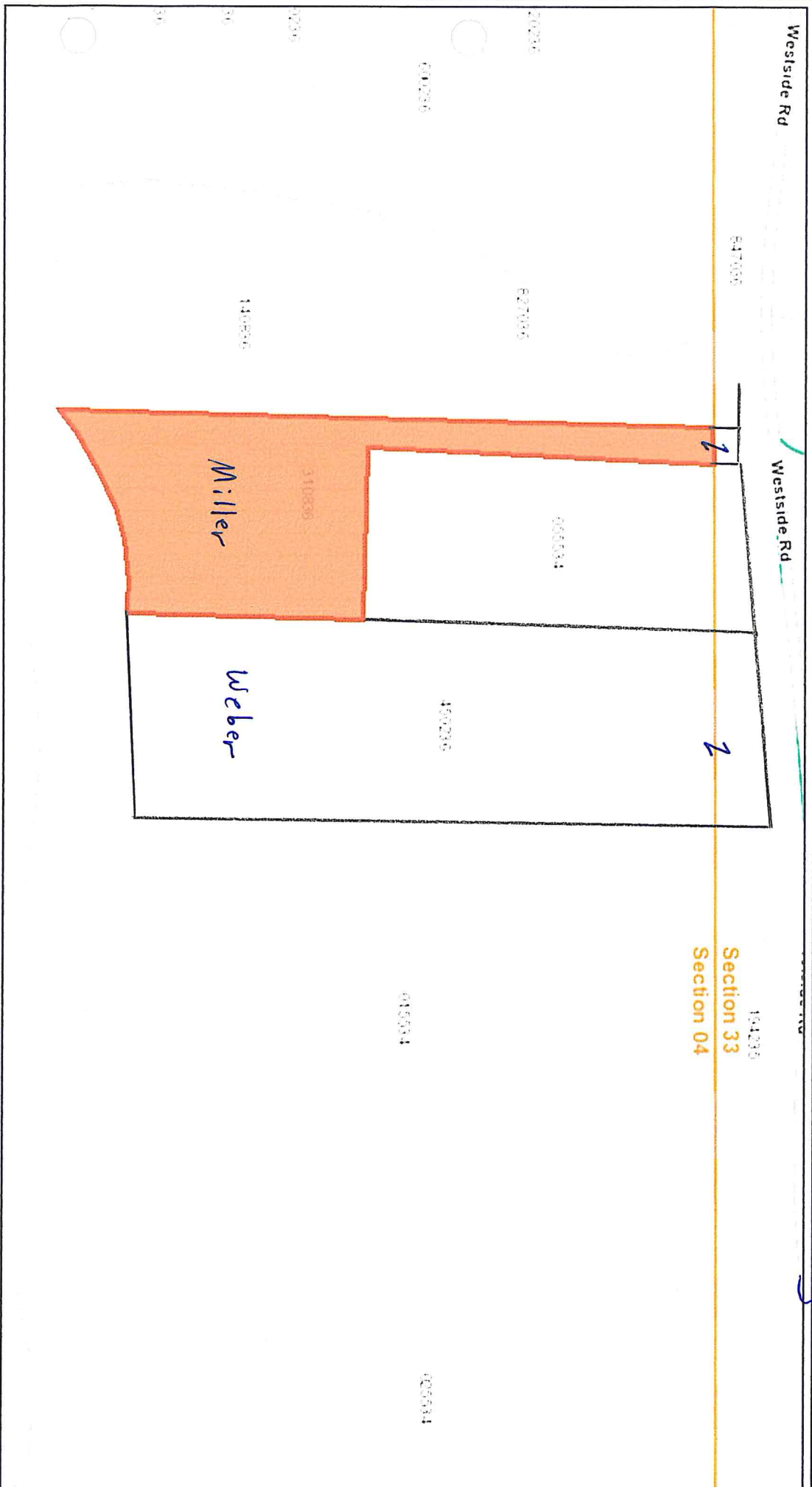
1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



MILLERWEBER EXISTING PARCELS

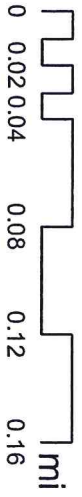
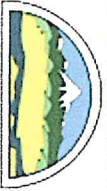
Existing



Date: 7/6/2017

1 inch = 376 feet
Relative Scale 1:4,514

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



Previous Survey 537883

152033
151904

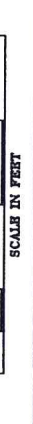
识 证 图 示 界 址 证 明

A PORTION OF GOVERNMENT LOT 2, SECTION 04, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
A PORTION OF THE SE 1/4, SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not constitute a warranty of any kind, and no express or implied representation or warranty is made by the Surveyor naming said person.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mr. Odell Crittenden in November, 1990.

Frederick C. Skinner
Frederick C. Skinner, P.E., P.L.S.
Washington Land Surveyor, No. 12491

UPPE
ENGINEERS
SURVEYORS

AUDITOR'S CERTIFICATE

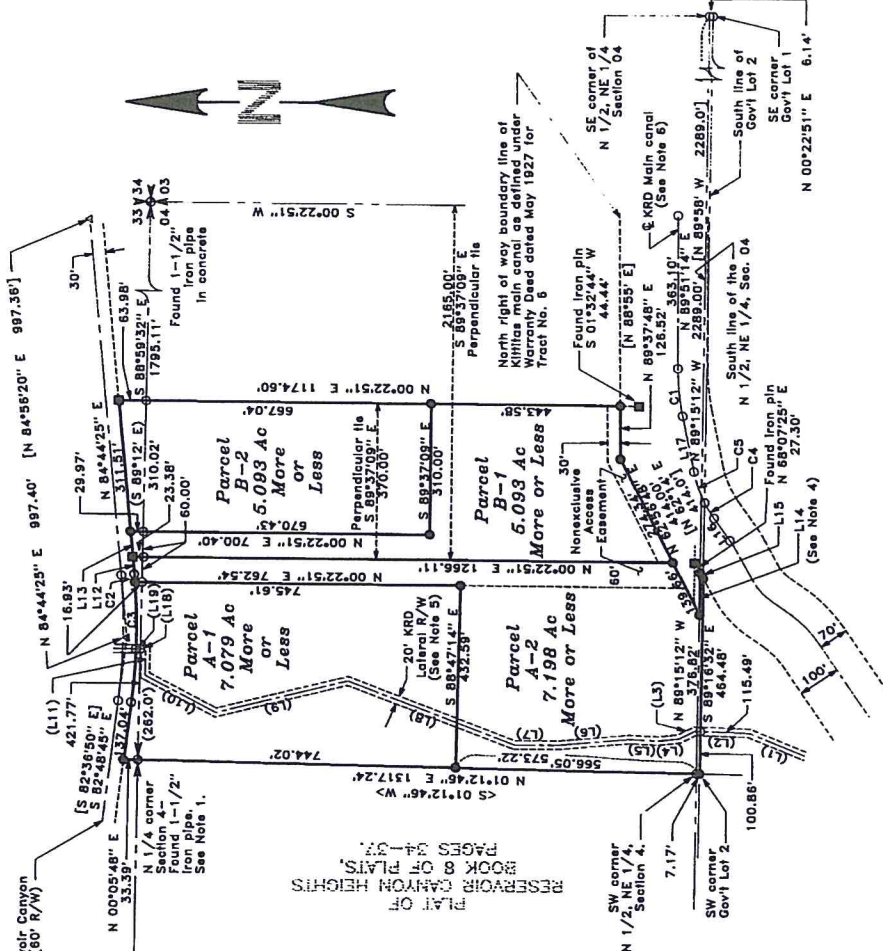
Fund for record this 17th day of March, 1991, at 2:17 PM, in Book 17... of Surveys at Page 776... at the request of Western Pacific Engineering, Inc.

Sue Williams
Sue Williams
Deputy County Auditor

WESTERN PACIFIC ENGINEERING, INC.
MOSES LAKE, ELLENBURG, WASHINGTON
U.S. Forest Service Building
401 Mountain View (509)925-4154 Ellensburg, Wash.

ODELL CRITTENDEN
A Portion of Government Lot 2, Section 04, Township 19 N, Range 15 E, W.M.,
A Portion of the SE 1/4, Section 33, Township 20 N, Range 15 E, W.M.
Kittitas County Washington

Surveyed by IMH Date 02-91 Scale 1" = 200'
Drawn by Hesp/GM Date 02-91 Sheet 1 of 3
Checked by PCS Date 02-91 Project No. 08890



BEARING DATUM

The bearing of the Westerly boundary line of the Northeast quarter of Section 04 is N 01°12'48" E, the same Canyon Heights.

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	11°22'00"	573.00	113.88	N 84°10'14" E	113.49	57.02
C2	11°40'28"	1405.46	286.35	S 85°07'38" W	14.96	9.46
C3	08°38'19"	286.50	43.20	N 58°39'23" E	43.18	21.89
C4	15°31'41"	286.50	77.85	N 70°43'23" E	77.41	39.06
C5						

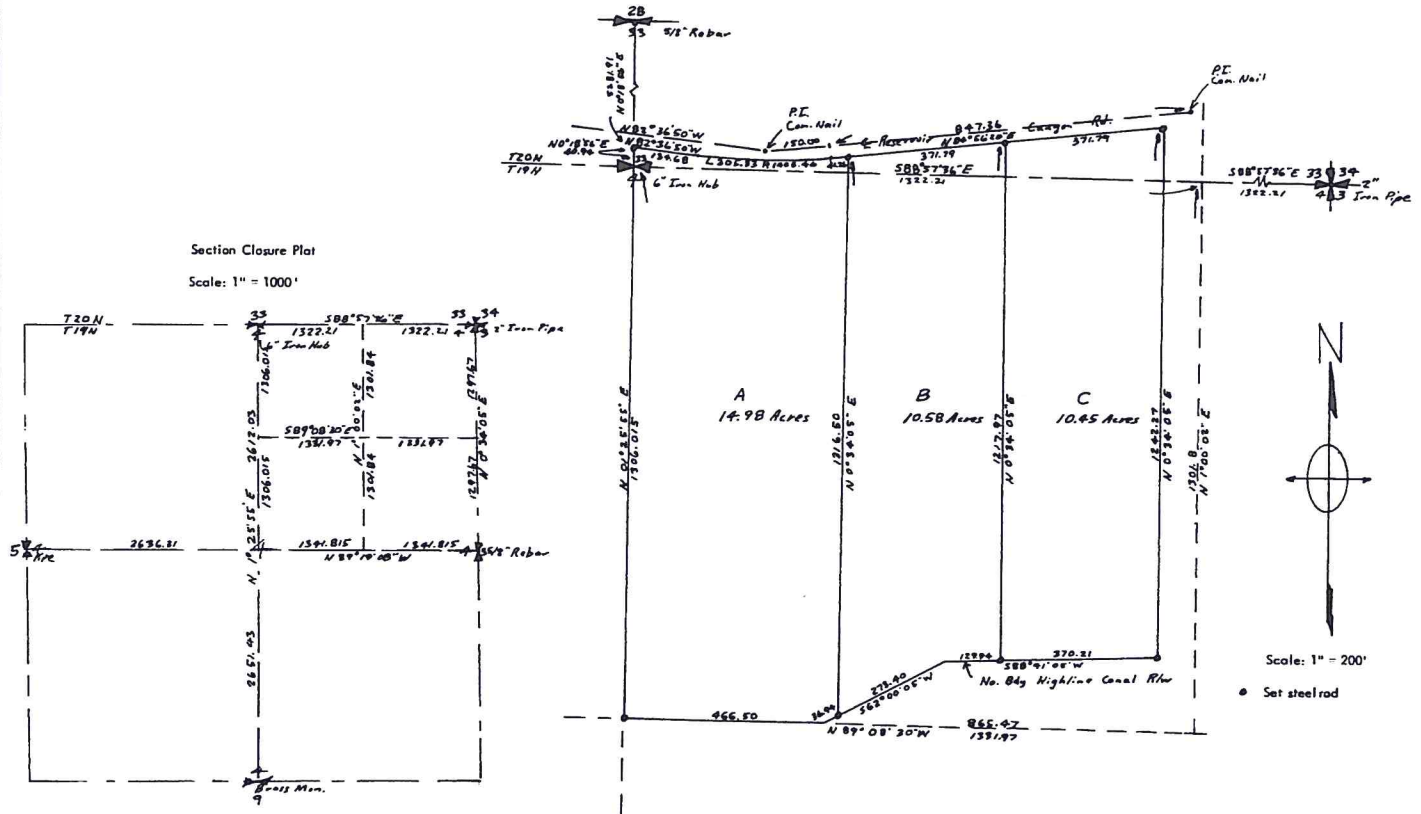
LEGEND

- Found iron pin with cap marked "OHARE, LS 9808"
- Found monument as noted
- () Previously recorded U.S. Bureau of Reclamation data
- Calculated point only - no monument set
- R/W Right of Way
- ± Centerline
- 5/8" - inch iron pin with surveyor's cap marked "LS 12491" monument set
- ▲ Found P.K. nail
- [] Previously recorded information from Record of Survey drawing as found in Book 8 of Surveys, Page 63.
- [] Previously recorded GLO information
- <> Previously recorded information from Reservoir Canyon Heights Plat as found in Volume B of Plats, Pages 35-37

Previous Survey

456794

SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON



Section Closure Plat
Scale: 1" = 1000'

Scale: 1" = 200'
● Set steelrod

LEGAL DESCRIPTIONS

Combined A, B, and C Tracts.

The N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 4, Township 19 North, Range 15 East, W.M., Kittitas County, Washington,
EXCEPT the right-of-way of the Kittitas Reclamation District Main Canal,
AND EXCEPT the east 1425.00 feet thereof.

TOGETHER with that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33, Township 20 North, Range 15 East, W.M., Kittitas County, Washington which lies south of the right-of-way of the Reservoir Canyon Road,
EXCEPT the east 1425.00 feet thereof.

Tract A.

The N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 4, Township 19 North, Range 15 East, W.M., Kittitas County, Washington,
EXCEPT the right-of-way of the Kittitas Reclamation District Main Canal,
AND EXCEPT the east 2165.00 feet thereof,

TOGETHER with that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33, Township 20 North, Range 15 East, W.M., Kittitas County, Washington which lies south of the right-of-way of the Reservoir Canyon Road,
EXCEPT the east 2165.00 feet thereof.

Tract B.

The west 370.00 feet of the east 2165.00 feet of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 4, Township 19 North, Range 15 East, W.M., Kittitas County, Washington,
EXCEPT the right-of-way of the Kittitas Reclamation District Main Canal,

TOGETHER with that portion of the west 370.00 feet of the east 2165.00 feet of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33, Township 20 North, Range 15 East, W.M., Kittitas County, Washington which lies south of the right-of-way of the Reservoir Canyon Road.

Tract C.

The west 370.00 feet of the east 1795.00 feet of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 4, Township 19 North, Range 15 East, W.M., Kittitas County, Washington,
EXCEPT the right-of-way of the Kittitas Reclamation District Main Canal,
TOGETHER with that portion of the west 370.00 feet of the east 1795.00 feet of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33, Township 20 North, Range 15 East, W.M., Kittitas County, Washington which lies south of the right-of-way of the Reservoir Canyon Road.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Gary Guzzie in August, 1981.



Jerold D. O'Hare
JEROLD D. O'HARE
Licensed Land Surveyor
August 10, 1981

AUDITOR'S CERTIFICATE

Filed for record this 5th day of October, 1981 at 3:19 P.M. in Book 9 of Surveys on page 69 at the request of JEROLD D. O'HARE.

BEVERLY M. ALLENBAUGH
KITITAS COUNTY AUDITOR
B. M. Allenbaugh

Ret: same

528372

RE EXCISE TAX PAID

7.00

Filed for Record at Request of
AFTER RECORDING MATR. TO:

Amount 615.06
Date 4-12-90
Affidavit No. 29259
SALLY SCHIRMANN, TREAS.
KITITAS COUNTY TREASURER
By S. Ullphen

Same

STATUTORY WARRANTY DEED

THE GRANTON, (CRITTENDEN CONVERSION CORPORATION, a Washington corporation, for and in consideration of FORTY THOUSAND, TWO HUNDRED DOLLARS (\$40,200.00), in hand paid, conveys and warrants to ROGER C. WEBER and KATHY L. WEBER, husband and wife, the following described real estate, situated in the County of Kittitas, State of Washington:

The West 370.00 feet of the East 1795.00 feet of the North 1/2 of the Northeast 1/4 of Section 4, Township 19 North, Range 15, East, W.M., in the County of Kittitas State of Washington, EXCEPT: the right of way of the Kittitas Reclamation District Main Canal; and that portion of the West 370.00 feet of the East 1795.00 feet of the South 1/2 of the Southeast 1/4 of Section 33, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington, which lies South of the right of way of the Reservoir Canyon Road. (Also known as Tract C of that certain survey recorded October 16, 1981 under Kittitas County Auditor's File No. 456794 in Book 9 of Surveys, Page 63, records of Kittitas County, Washington).

KITITAS COUNTY AUDITOR
FILED REQUEST OF:
1330 APR 12 PM 4:55

DATED this 23 day of March, 1990.

CRITTENDEN CONVERSION CORPORATION

By Odell D. Crittenden (President)
Odell D. Crittenden, President

STATE OF WASHINGTON)
County of King) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 23 day of March, 1990, personally appeared before me Odell D. Crittenden, to me known to be the President of CRITTENDEN CONVERSION CORPORATION, a Washington corporation, and who executed the within instrument, and acknowledged that he signed and sealed the same as his and said corporation's free and voluntary act and deed, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document by resolution of said corporation.

SUBSCRIBED AND SWORN to before me this 23 day of March, 1990.

Salome F. Barker
NOTARY PUBLIC in and for
the State of Washington.
My appointment expires 12-10-92

Ret: FREDERICK & BECKLEY
LAW OFFICES OF
101 NORTH FINE
POST OFFICE BOX 886
ELLensburg, WASHINGTON 98926
TELEPHONE (509) 846-0120

OFFICIAL RECORDS

VOL 304 PAGE 744

K. etc
3
7-19-15
(52)
15
SC

550668

KITITAS COUNTY AUDITOR
FILED REQUEST OF:
KCC
1992 JUL 15 PM 4:48

RE EXCISE TAX PAID

Amount 265.00
Date 4-23-91
Middlet No. 31796
SALLY SCHORMANN, TREAS.
KITITAS COUNTY TREASURER
By: [Signature]

800

Filed for Record at Request of
AFTER RECORDING MAIL TO:

STATUTORY WARRANTY DEED

THE GRANTOR, CRITTENDEN CONVERSION CORPORATION, a Washington corporation, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to JAMES T. MILLER and CHERYL A. MILLER, husband and wife, the following described real estate, situated in the County of Kittitas, State of Washington:

Parcel B-1 of that certain Survey recorded March 7, 1991, in Book 17 of Surveys, pages 76, 77 and 78, under Auditor's File No. 537583, being a portion of Government Lot 2, Section 4, Township 19 North, Range 15 East, W.M. and a portion of the Southeast 1/4 of Section 33, Township 20 North, Range 15 East, W.M. in the County of Kittitas, State of Washington.

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.

TOGETHER WITH AND SUBJECT TO the non-exclusive easement as described under Kittitas County Auditor's File Nos. 498104 and 498105, which Seller/Grantor grants without warranty of any kind.

SUBJECT TO amendatory contract governing reclamation and irrigation matters between the United States of America and Kittitas Reclamation District, an irrigation district, dated January 20, 1949, recorded May 25, 1949 in Volume 82, page 69, records of Kittitas County, State of Washington.

SUBJECT TO all reservations, restrictions, exceptions, easements and rights of way apparent or of record.

SUBJECT TO the pendency of Yakima County Superior Court Case No. 77-2-01484-5, an action by the State of Washington, Department of Ecology v. James J. Acquavella, et al, for the purpose of securing a judgment adjudicating the relative rights of all persons diverting, withdrawing or otherwise making use of surface waters of the Yakima River Drainage Basin. In the event that Seller/Grantor is or should be a party to the Acquavella water right litigation, all responsibility for substituting or including Purchaser/Grantee as an additional party and for

STATUTORY WARRANTY DEED 1

VOL 333 PAGE 347

LAW OFFICES OF
FREDERICK & BECKLEY
701 NORTH PINE
POST OFFICE BOX 888
ELLENBURG, WASHINGTON 98926
TELEPHONE (509) 928-6128

prosecuting any water right claims with respect to said litigation, shall be the sole responsibility of the parties and not of the real estate agents, brokers, attorney, and/or closing agent.

This deed is given in fulfillment of that certain real estate contract between the parties hereto of even date herewith, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

DATED this 18 day of April, 1991.

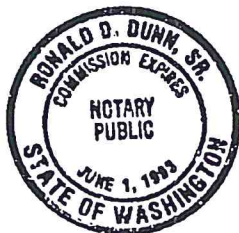
CRITTENDEN CONVERSION CORPORATION

By: Odell D. Crittenden (President)
ODELL D. CRITTENDEN
President/Treasurer

STATE OF WASHINGTON)
County of Kittitas) ss

On this day personally appeared before me ODELL D. CRITTENDEN, known to me to be the President/Treasurer of CRITTENDEN CONVERSION CORPORATION, a Washington corporation, the corporation that executed the within and foregoing instrument and acknowledged that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to executed the same.

GIVEN under my hand and official seal this 18 day of April, 1991.



Ronald D. Dunk, Sr.
NOTARY PUBLIC in and for the State of Washington, residing at: Roslyn
My commission expires: 6-1-93.

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STATUTORY WARRANTY DEED 2

LAW OFFICES OF
FREDERICK & BECKLEY
701 NORTH PINE
POST OFFICE BOX 888
ELLENSBURG, WASHINGTON 98926
TELEPHONE (800) 928-4128

[Handwritten signature]

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050618

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: June 22, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

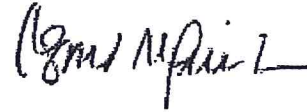
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

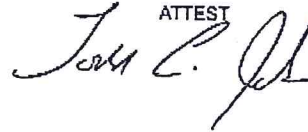
By:



President



ATTEST



Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46050618

SUBDIVISION GUARANTEE

Order No.: 180343AM
Guarantee No.: 72156-46050618
Dated: June 22, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Westside Road, Cle Elum

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract 1:

Parcel B-1 of that certain Survey recorded March 7, 1991, in Book 17 of Surveys, pages 76, 77 and 78, under Auditor's File No. 537583, being a portion of Government Lot 2, Section 4, Township 19 North, Range 15 East, W.M., and a portion of the Southeast Quarter of Section 33, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT any manufactured home located thereon.

Tract 2:

Tract C of that certain Survey as recorded October 16, 1981, in Book 9 of Surveys, page 63, under Auditor's File No. 456794, records of Kittitas County, Washington; being a portion of the North Half of the Northeast Quarter of Section 4, Township 19 North, Range 15 East, W.M. and a portion of the South Half of the Southeast Quarter of Section 33, Township 20 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

James T. Miller and Cheryl A. Miller, husband and wife as to Tract 1 and Roger C. Weber and Kathy L. Weber, husband and wife

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46050618

(SCHEDULE B)

Order No: 180343AM
Policy No: 72156-46050618

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$2,998.63
Tax ID #: 310836
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,998.63
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract 1

Subdivision Guarantee Policy Number: 72156-46050618

7. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$36.20
Tax ID #: 150836
Taxing Entity: Kittitas County Treasurer
First Installment: \$36.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract 1
 8. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$1,751.89
Tax ID #: 450236
Taxing Entity: Kittitas County Treasurer
First Installment: \$875.95
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$875.94
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract 2
 9. Possibility of unpaid assessments levied by the Kittitas Reclamation District, 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, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
 10. Right of way for Cash Ditch as described in Notice of Water Right filed by Oscar Cash on April 14, 1891.
(Affects that portion of said premises lying within Section 4, Township 19 North, Range 15 East, W.M.)
 11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Oscar Cash.
Recorded: October 29, 1902
Volume 7, Page 139
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.
(Affects that portion of said premises in Section 4, Township 19 North, Range 15 East, W.M.)
 12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northwestern Improvement Company.
- Subdivision Guarantee Policy Number: 72156-46050618

Recorded: November 29, 1941

Book 64, Page 367

Instrument No.: 165385

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.

(Affects that portion of said premises in Section 33, Township 20 North, Range 15 East, W.M.)

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Town of South Cle Elum

Purpose: The use of an electric power line

Recorded: February 3, 1958

Instrument No.: 268534

Volume 101, Page 597

Affects: Portion of South Half of the Southeast Quarter of said Section 33

By instrument dated March 13, 1958, recorded April 1, 1958 in Volume 102, page 81, under Auditor's File No. 269403, said easement was assigned to Puget Sound Power & Light Company.

14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Town of South Cle Elum

Purpose: The use of electric power line

Recorded: February 3, 1958

Instrument No.: 268535

Volume 101, Page 585

Affects: Portion of the South Half of the Southeast Quarter of said Section 33

By instrument dated March 13, 1958, recorded April 1, 1958 in Volume 102, page 81, under Auditor's File No. 269403, said easement was assigned to Puget Sound Power & Light Company.

15. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.

(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph 5C in the general exceptions which are printed on Schedule B herein. The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Steven B. Villa, his heirs, successors and assigns

Subdivision Guarantee Policy Number: 72156-46050618

Purpose: Ingress, egress, installation and maintenance of utilities

Recorded: August 28, 1986

Instrument No.: 498105

Volume 248, Page 575

Affects: A strip of land 60 feet in width, the centerline of which easement is 30 feet distant from the South boundary line of said premises

17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$100,000.00

Trustor/Grantor: James T. Miller and Cheryl A. Miller, husband and wife

Trustee: U.S. Bank Trust Company, National Association

Beneficiary: U.S. Bank National Association N.D.

Dated: May 27, 2008

Recorded: June 26, 2008

Instrument No.: 200806260025

END OF EXCEPTIONS

Notes:

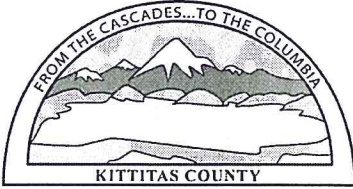
- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- b. It has come to our attention that there is a manufactured home situated on the land covered by this commitment. In order for the company to insure the manufactured home as a part of the land, the company will require:
 - (a) A 'Statement of Intent to Declare Manufactured Home Real Property' be recorded.
 - (b) Verification that the tax assessor will assess the mobile home as real property: and
 - (c) A cancellation of the certificate of title by the Department of Motor Vehicles.
- c. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel B-1, Book 17 of Surveys, pgs 76-78, being ptn Government Lot 2, Section 4, Township 19N, Range 15E, W.M., and ptn SE Quarter of Section 33, Township 20N, Range 15E, W.M., and Tract C, Book 9 of Surveys, pg 63, being ptn N Half NE Quarter of Section 4, Township 19N, Range 15E, W.M. and ptn S Half SE Quarter of Section 33, Township 20N, Range 15E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Subdivision Guarantee Policy Number: 72156-46050618

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00123

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: MILLER, JAMES T ETUX
PO BOX 649
SOUTH CLE ELUM WA 98943-0649

Cashier: KATHY BOOTS
Payment Type: CHECK (1234)

Date: 07/31/2017

¹²BL-17-00001 Boundary Line Adjustment 1706 WESTSIDE RD CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment	\$800.00	\$800.00	\$0.00
Boundary Line Adjustment (Health)	\$280.00	\$280.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
¹² BL-17-00001 TOTALS:	\$1,500.00	\$1,500.00	\$0.00
TOTAL PAID:		\$1,500.00	