



PIONEER NATIONAL  
TITLE INSURANCE

A TICOR COMPANY

led for Record at Request of

0 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS SPACE RESERVED FOR RECORDER'S USE

1% DE EXCISE TAX PAID

Amount 256.80

Date 6/18/85

Affidavit No. 20247

BETTE J. SPENCE

KITTITAS COUNTY TREASURER

By A. Henschke

REVENUE STAMPS

199806100011

### Statutory Warranty Deed

FORM L39F

(CORPORATE FORM)

THE GRANTOR CORPORATION OF THE CATHOLIC BISHOP OF YAKIMA, a corporation  
sole  
for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable  
consideration  
in hand paid, conveys and warrants to LEE ROE and KATHLYN HITCH, husband and wife

the following described real estate, situated in the County of Kittitas, State of  
Washington:

See Exhibit "A" attached hereto and by this reference  
incorporated herein.

This deed is given in fulfillment of that certain real estate contract between the parties hereto,  
dated May 23, 1985, 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.

Real Estate Escise Tax was paid on this sale or stamped exempt on \_\_\_\_\_, Rec. No. \_\_\_\_\_

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers  
and its corporate seal to be hereunto affixed this 23rd day of May, 1985

By William A. Spence  
President  
By \_\_\_\_\_  
Secretary

STATE OF WASHINGTON, } ss.  
County of \_\_\_\_\_

On this 28th day of May, 1985, before me, the undersigned,  
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
and  
to me known to be the \_\_\_\_\_ and \_\_\_\_\_ Secretary, respectively, of

CORPORATION OF THE CATHOLIC BISHOP OF YAKIMA  
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and  
voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that  
the seal affixed to the said instrument and that the seal affixed is the corporate seal of said

144800100011

EXHIBIT "A"

PARCEL A:

That portion of the East half of the West half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 16, Township 17 North, Range 17, East, W.M., records of Kittitas County, State of Washington, lying South of the Manastash Creek.

PARCEL B:

That portion of the West half of the West half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 16, Township 17 North, Range 17 East, W.M., records of Kittitas County, State of Washington, lying South of the Manastash Creek.

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

TOGETHER WITH and SUBJECT TO an easement over and across a 15 foot roadway commencing at the Manastash Road, running southerly to the North boundary line of that portion of the East 1/4 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 lying South of Manastash Creek as recorded under Kittitas County Auditor's File No. 332724, recorded September 14, 1966, records of said County.


TOGETHER WITH and SUBJECT TO an easement 30 feet in width for ingress and egress commencing at the Manastash Road, running southerly to the North boundary line of that portion of the East 1/4 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 lying South of Manastash Creek; the centerline of which is the center of that roadway and 15 foot easement recorded under Kittitas County Auditor's File No. 332724, recorded September 14, 1966, records of said County.

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

SUBJECT TO the pendency of Yakima County Superior Court Case No. 77-3-01481-3, 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.

SUBJECT TO any question that may arise due to shifting or change in the course of the Manastash Creek or due to said Creek having changed its course.

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| TREASURER'S USE ONLY | RECORDER'S USE ONLY  |
|                      | Recorded in the County of Kittitas, WA<br>Beverly M. Allenbaugh, Auditor<br> 10.00<br>199806100010 11:06am 06/10/98<br>801 4009872 04 05<br>W04 3 0 8.00 2.00 |

ATUK24201-016 (16-17-11 ARBA) 1000  
**Kittitas County Auditor/Recorder's Indexing Form**

Please Print Or Type All Information

- A. Return Address: Lee Roe  
11810 Manastash Rd  
Ellensburg Wa 98926
- B. Document Titles (or transactions contained therein):  
 1 Statutory Warranty (Fulfillment) Deed  
 2 \_\_\_\_\_
- C. Grantor(s) (last name, first name, middle initial):  
 1 Sheaffer, Edwin S  
 2 Sheaffer, Colleen  
 Additional grantors on page \_\_\_\_ of document.
- D. Grantee(s) (last name, first name, middle initial):  
 1 Roe, Lee  
 2 Hitch, Kathlyn  
 Additional grantees on page \_\_\_\_ of document.
- E. Legal description (lot, block, plat or section, township, range):  
Ptn W 1/2 NE 1/4 16-17-17  
 Additional legal description on page \_\_\_\_ of document.
- F. Assessor's property tax parcel/account number: \_\_\_\_\_
- G. Reference numbers of documents assigned or released: 491178  
 Additional references on page \_\_\_\_ of document.

The auditor or recording officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.