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Easement COLE
Kittitas County Auditor

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JUL 02 2024

AFTER RECORDING RETURN TO:

THE LAW OFFICES OF RICHARD T. COLE
P. O. Box 638
Ellensburg WA 98926

KITTITAS COUNTY TREASURER

INITIALS: gv

DOCUMENT TITLE:	RELOCATION OF DRIVEWAY EASEMENT
GRANTOR/S:	SCOTT AND MICHELE MONTGOMERY, husband and wife
GRANTEE/S:	LONZO-HORISH L.P., a Washington Limited Partnership,
ABBREV. LEGAL DESCRIPTION:	ACRES 41.73; PTN NW1/4 (PARCEL 1, B42/P178-179); SEC 05, TWP 19, RGE 16
TAX PARCEL NUMBER:	546534

DRIVEWAY EASEMENT

THIS EASEMENT made and executed this 1st day of July, 2024, by the undersigned parties, LONZO-HORISH L.P., a Washington Limited Partnership, and Scott and Michele Montgomery, husband and wife, to wit:

WITNESS

WHEREAS, LONZO-HORISH L.P., a Washington Limited Partnership, are the contract vendors/sellers of the following described real property located in Kittitas County, Washington:

Parcel 1 of that certain survey recorded under Auditor's file No. 202001270046, being in book 42, pages 178 and 179, records of Kittitas County Washington, being a portion of the NW ¼ of Section 5, Township 19N, Range 16E W.M.; and

WHEREAS, Scott and Michele Montgomery, husband and wife, hereinafter referred to as Montgomery, are the contract purchasers of the above described property; and

WHEREAS, it is the desire of the parties to relocate a previous easement, describe and locate a new access easement as shown in Exhibit A, attached hereto;

NOW, THEREFORE, the parties agree as follows:

The following described easement shall be established in regard to the Montgomery Parcel 1, above, for the benefit the following property, for ingress, egress, and utilities, to wit:

Parcel 1 of that certain survey recorded in Book 42 of Surveys at pages 178 and 179 under Auditor's File No. 202001270046, Records of Kittitas County, now owned by Lonzo-Horish LP.

Said easement shall lie westerly and southwesterly of, adjacent to, and abutting a line described as follows:

Beginning the southeast corner of Parcel 1 as delineated on that certain survey recorded in Book 42 of Surveys at pages 178 and 179, under Auditor's File No. 202001270046, records of said county, said point being the true point of beginning for said described line; thence along the easterly and northeasterly boundaries of said Parcel 1 the following seven courses:

N 23°49'56" E, 577.86 feet; N 02°21'09" E, 132.60 feet; N 33°10'50" W, 105.61 feet; N 68°54'27" W, 84.89 feet; N 64°29'47" W, 224.21 feet; N 40°31'03" W, 70.62 feet; N 28°34'23" W, 157.81 feet; thence departing from said Parcel 1 boundary, the following two courses: N 51°04'57" W, 162.09 feet; and N 26°42'57" W, 136.94 feet to a point of said Parcel 1 boundary; thence N 46°15'59" W, along said Parcel 1 boundary, 376.06 feet to a point of intersection with the west boundary of Easement Q as delineated on said survey, and the end of said described line;

The sideline of said easement to be lengthened or shortened to intersect the southerly boundary of said Parcel 1 and said west boundary of Easement Q. All as shown on attached Exhibit.

AND WHEREAS the parties agree this easement shall replace the previously existing easement as described in Relocation of Easement document recorded in Kittitas County, Washington under auditor's recording number 202209300044, which previous easement is declared vacated and void; said Driveway Easement as described herein, shall exist in perpetuity and bind the heirs, devisees, and successors in interest to the properties described above.

Dated this 1 day of July, 2024.

CONTRACT VENDOR/SELLER
Lonzo-Horish LP, a Washington Limited Partnership

By: Linda Horish
Print Name: LINDA HORISH

CONTRACT PURCHASERS

Scott Montgomery
Scott Montgomery, Grantor
Michele Montgomery
Michele Montgomery, Grantor

STATE OF WASHINGTON

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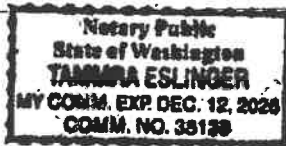
) ss.

County of Kittitas

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On this day personally appeared before me Linda Horish to me known to be the General Partner of Lonzo-Horish LP, a Washington Limited Partnership that executed the foregoing instrument, and acknowledged that 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 they are authorized to execute the said instrument.

DATED this 1st day of July, 2024.



Tammra Eslinger
Printed Name: Tammra Eslinger
NOTARY PUBLIC for the State of Washington
My appointment expires: 12-12-2026

STATE OF WASHINGTON

)

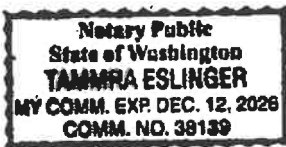
) ss.

County of Kittitas

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On this day personally appeared before me SCOTT MONTGOMERY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 1st day of July, 2024.

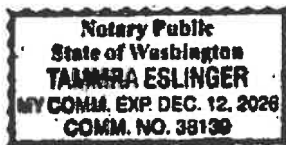


Tammra Eslinger
Printed Name: Tammra Eslinger
NOTARY PUBLIC for the State of Washington
My appointment expires: 12-12-2026

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day personally appeared before me MICHELE MONTGOMERY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 1st day of July, 2024.



Tammra Estinger
Printed Name: Tammra Estinger
NOTARY PUBLIC for the State of Washington
My appointment expires: 12-12-2026

