



YOUR PROPERTY PROFILE REPORT

PROPERTY INFORMATION

Dunckley Luke & Chelsea
1131 Oakmont Dr
Cle Elum, Wa 98922

ASSESSORS PARCEL NO:

736434

KITTITAS CO CDS
RECEIVED
09/20/2024

PREPARED BY

Megan Griffiths

PHONE

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EMAIL

mgriffiths@nextitle.com

PROPERTY PROFILE
REPORT

PROPERTY DETAILS:

DUNCKLEY LUKE & CHELSEA
1131 OAKMONT DR
CLE ELUM WA 98922-9305

REPORT GENERATED: March 15, 2024

APN: 736434

COUNTY: KITTITAS

OWNER INFORMATION

Primary Owner:	DUNCKLEY LUKE & CHELSEA	APN:	736434
Secondary Owner:		Vesting:	
Mail Address:	1131 OAKMONT DR CLE ELUM WA 98922	Census Tract:	9752012036
Site Address:	1131 OAKMONT DR CLE ELUM WA 98922-9305	Tract/Lot/Block:	SUN COUNTRY ESTATES 03 / 79 /
Legal Description:	ACRES .20, SUN COUNTRY ESTATES #3 LT 79 SEC. 35; TWP. 20; RGE. 14;		

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	1992 / 2002	Lot Size:	8712	Number of Units:	0
Bedrooms:	1	Square Feet:	403 / 531	Number of Stories:	1.00
Total Bathrooms:	1.00	Ground Floor Sqft:	403	Garage:	920
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Basement Sqft:	0	Property Type	0
Total Rooms:	0	Fireplace:	0	Use Code:	HOUSEHOLD, SINGLE FAMILY UNIT
Pool:		Building Style:	RS0	Zoning:	R3
Latitude:	47.177879	Longitude:	-121.053724		

RECENT SALE & LOAN

Transfer Date:	2003-12-19	Seller:	OJUROVICH JOSEPH & MARIANNE
Transfer Value:	\$ 102,000	Doc #:	2003-12190055
Cost/SF:	\$ 0	First Loan Amount:	\$ 0
Sale Type:		Title Company:	
Lender:			

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ASSESSMENT & TAX INFORMATION

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	DUNCKLEY, LUKE & CHELSEA	\$148,500	\$170,520	\$0	\$319,020	\$0	\$319,020
2023	DUNCKLEY, LUKE & CHELSEA	\$132,000	\$133,850	\$0	\$265,850	\$0	\$265,850
2022	DUNCKLEY, LUKE & CHELSEA	\$63,250	\$56,340	\$0	\$119,590	\$0	\$119,590
2021	DUNCKLEY, LUKE & CHELSEA	\$60,500	\$57,250	\$0	\$117,750	\$0	\$117,750
2020	BAYVIEW BEACH LP	\$60,500	\$33,230	\$0	\$93,730	\$0	\$93,730

AERIAL MAP

Kittitas County COMPAS Map



Date: 3/15/2024

Disclaimer:
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1 inch equals 94 feet

0 0.010.01 0.02 mi



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Limitations of liability

LIMITATIONS OF LIABILITY THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This report is being provided as a general service to the community at large without the condition of the referral of title insurance business.

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By Michelle L. Nixon
Affidavit No. 2021-3269
Date 12/07/2021

WHEN RECORDED RETURN TO:
DIMENSION LAW GROUP
130 Andover Park East, Suite 300
Tukwila, WA 98188

QUIT CLAIM DEED


Grantor(s): LUKE DUNCKLEY and CHELSEA DUNCKLEY, a married couple and JUSTIN ALBRECHT and STEPHANIE ALBRECHT, a married couple
Grantee(s): LUKE DUNCKLEY and CHELSEA DUNCKLEY, a married couple
Assessor's Tax Parcel Number(s): 736434

LUKE DUNCKLEY and CHELSEA DUNCKLEY, a married couple and JUSTIN ALBRECHT and STEPHANIE ALBRECHT, a married couple, conveys and quit claims to LUKE DUNCKLEY and CHELSEA DUNCKLEY, a married couple, all their rights, title, interest and claims in the following described real estate situated in the County of Kittitas, State of Washington commonly known as 1131 Oakmont Dr, Cle Elum, WA 98922 and legally described as follows:

Legal Description

LOT, SUN COUNTRY ESTATES-3RD ADDITION, BOOK 5 OF PLATS, PAGES 53, 54 AND 55.

LOT 79, SUN COUNTRY ESTATES-3RD ADDITION, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 53, 54 AND 55, RECORDS OF SAID COUNTY.

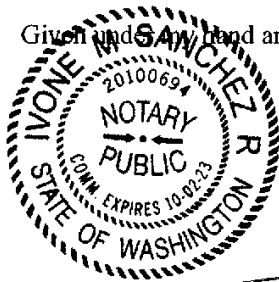

LUKE DUNCKLEY

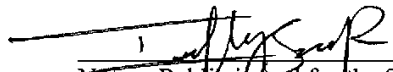
12/7/2021
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me, LUKE DUNCKLEY, to me known to be the person described herein and who executed this Quit Claim Deed, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of December, 2021.




Notary Public in and for the State of Washington
Print Name Ivone M. Sanchez R.
My Commission Expires 10-02-23

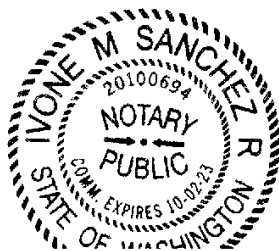

CHELSEA DUNCKLEY

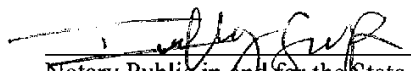
12/7/2021
Date

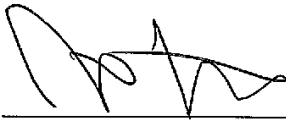
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me, CHELSEA DUNCKLEY, to me known to be the person described herein and who executed this Quit Claim Deed, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of December, 2021.




Notary Public in and for the State of Washington
Print Name Ivone M. Sanchez R.
My Commission Expires 10-02-23



JUSTIN ALBRECHT

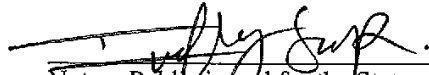
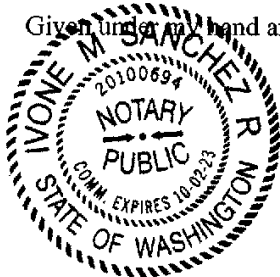
12-7-2021

Date

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me, JUSTIN ALBRECHT to me known to be the person described herein and who executed this Quit Claim Deed, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of December, 2021.



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Print Name Ivone M. Sanchez R.
My Commission Expires 10-02-23

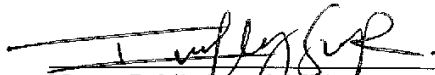
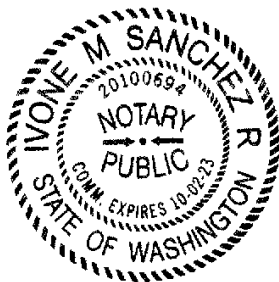

STEPHANIE ALBRECHT

12-7-2021
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me, STEPHANIE ALBRECHT to me known to be the person described herein and who executed this Quit Claim Deed, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of December, 2021.



Notary Public in and for the State of Washington
Print Name Ivone M. Sanchez R.
My Commission Expires 10-02-23