

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 4, 2014

Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

Trinity Farms
2451 No 81 Rd
Ellensburg WA 98926

Shelton Ranch LLC
8381 Lyons Rd
Ellensburg WA 98926

RE: Trinity Farms Boundary Line Adjustment, File Number BL-14-00006
Parcel Numbers: 18-20-30000-0006 (565134)
18-20-30000-0034 (15800)

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on December 4, 2014 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-962-7079.

Sincerely,

Kaycee Hathaway
Staff Planner

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

18-20-30000-0006-37.00 AC.
565134

38.41 AC.

18-20-30000-0034-21.53 AC.
15800

20.12 AC.

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) 2/18/2014

X Trinity Farms (date) 2/21/14
DOBBS FORDMAN

Shelton Ranch LLC By Johnny Shelton

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE. 2/21/14

TREASURER'S OFFICE REVIEW

Tax Status: PD IN FULL 2014 By: Aimee Fadden

Date: 12/4/2014

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: April 10, 2014

By: Kaycee K Hatnaoay

Final Approval Date: December 4, 2014

By: Kaycee K Hatnaoay

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Thursday, April 10, 2014 10:16 AM
To: robforman@gmail.com; sheltonranch@gmail.com
Cc: cruseandassoc@kvalley.com
Subject: Preliminary Approval: BL-14-00006 Trinity Farms
Attachments: BL-14-00006 Trinity Farms Comment- KRD.pdf; BL-14-00006 Trinity Farms Comment-FM.pdf; BL-14-00006 Trinity Farms Comment Public Works.pdf; BL-14-00006 Trinity Farms Preliminary Approval Letter Signed.pdf

Dear Applicant,

Attached is a copy of your preliminary approval along with comments from Public Works, KRD and the Fire Marshal. A hard copy of all the attachments has been sent to the applicant via the US Postal Service. If you have any questions or concerns please feel free to contact me.

Thank you,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.



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Building Partnerships – Building Communities

April 10, 2014

Trinity Farms
2451 No. 81 Road
Ellensburg WA, 98926

RE: Trinity Farms Boundary Line Adjustment (BL-14-00006),

Map Number 18-20-30000-0006 Parcel Number 565134
Map Number 18-20-30000-0034 Parcel Number 15800

Dear Applicant,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works, Kittitas County Fire Marshall & KRD comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee Hathaway,
Staff Planner

CC via E-Mail to: Cruse & Associates

BL-14-00023 Trinity Farms File @ \\Arda\teams\CDS\Projects\BLAs\BL 2014\ BL-14-00006 Trinity Farms



Memo

To: Kaycee K Hathaway, CDS

From: Erin Moore, Environmental Health Technician

Date: April 10, 2014

RE: BL-14-00006 Trinity Farms

After review of the abovementioned proposed BLA, it appears that there is no impact on existing wells or septic systems.

Please recommend for approval.

Please let me know if you have any questions or need further information.



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

Kaycee Hathaway

From: Brenda Larsen
Sent: Thursday, April 10, 2014 10:00 AM
To: Kaycee Hathaway
Subject: RE: Kittitas County Notice to Agencies BL-14-00006 Trinity Farms

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Trinity Farms (BL-14-00006)

Dear Ms. Hathaway:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

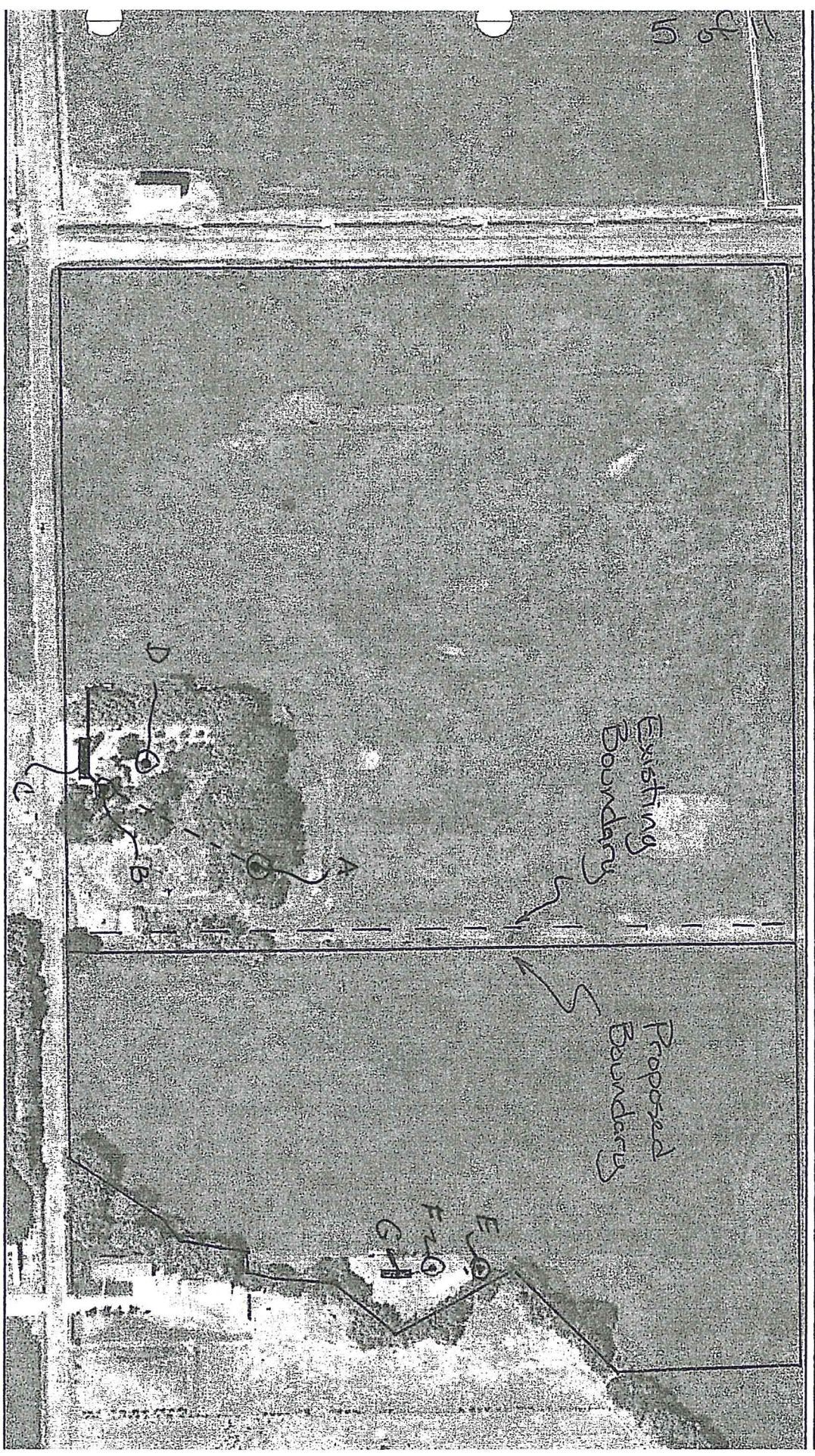
Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Kaycee Hathaway
Sent: Thursday, April 10, 2014 9:35 AM
To: Brenda Larsen
Cc: Josh Hink
Subject: RE: Kittitas County Notice to Agencies BL-14-00006 Trinity Farms

Hey!
I was wondering if you had any comments on this application. You didn't give any!

Thanks



Date: 2/18/2014

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.

1 inch = 376 feet

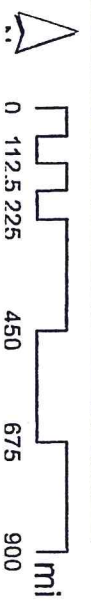
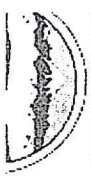
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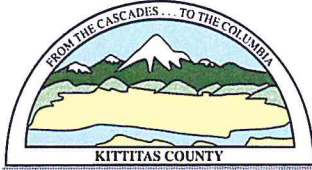
Shelton

- A Primary Septic Tank
- B Secondary Septic Tank
- C Drain Field
- D Well Head

Forman

- E Well Head
- F Septic Tank
- G Drain Field





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

March 26, 2014

*Trinity Farms
2451 81 Road
Ellensburg WA 98926*

RE: *BL-14-00006 Trinity Farms, Additional Information Request*

Dear *Trinity Farms*,

In order for the County to continue processing this application, additional information is required. The following information is due to the County by *Tuesday October 11, 2014*:

- *Kittitas County Environmental Health has required a site plan indicating where all existing wells and septic systems are on all properties associated with the boundary line adjustment.*

When the County receives this information, staff will continue processing the application.

If you have any questions regarding this matter, please feel free to contact me at *509-962-7079* or by email at kaycee.hathaway@co.kittitas.wa.us.

Sincerely,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

CC: Chris Curse, Authorized Agent
Erin Moore, Kittitas County Environmental Health

(Via Email)
(Via Email)

Kaycee Hathaway

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Wednesday, March 19, 2014 6:24 AM
To: Kaycee Hathaway
Subject: Re: Kittitas County Notice to Agencies BL-14-00006 Trinity Farms

On 3/18/2014 2:15 PM, Kaycee Hathaway wrote:

BL-14-00006 Trinity Farms

[BL-14-00006 Trinity Farms Internal Link](#)
[BL-14-00006 Trinity Farms External Link](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above internal link. Agencies outside of the county network may view the related documentation by following the above external link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Feel free to contact me if you have any additional questions.

Thanks,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Good morning,

The conditions set forth in the KRD General Guidelines for Subdivisions will need to be met prior to approval of this project. Let me know if you need anything further.

Keli Bender

Kaycee Hathaway

From: Erin Moore
Sent: Monday, March 24, 2014 3:24 PM
To: Kaycee Hathaway; Holly Duncan; Joe Gilbert
Subject: RE: Kittitas County Notice to Agencies BL-14-00006 Trinity Farms

Please forgive me if I have missed it, but I do not see where the existing well and septic locations are. We need to know that in order to comment. Thank you!

From: Kaycee Hathaway
Sent: Tuesday, March 18, 2014 2:15 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert; 'krd.keli@fairpoint.net'
Subject: Kittitas County Notice to Agencies BL-14-00006 Trinity Farms

BL-14-00006 Trinity Farms

[BL-14-00006 Trinity Farms Internal Link](#)
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Feel free to contact me if you have any additional questions.

Thanks,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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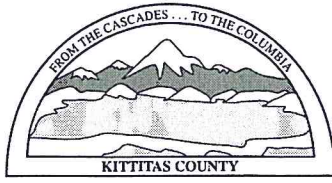
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message id: 38eb45916c6dcbdac24bb8719d004a14

Good morning,

The conditions set forth in the KRD General Guidelines for Subdivisions will need to be met prior to approval of this project. Let me know if you need anything further.

Keli Bender



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: March 24, 2014
SUBJECT: Trinity Farms BL-14-00006

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Tuesday, March 18, 2014 2:15 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert; 'krd.keli@fairpoint.net'
Subject: Kittitas County Notice to Agencies BL-14-00006 Trinity Farms

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Feel free to contact me if you have any additional questions.

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Community Development / Planner I
411 N Ruby ST, Suite 2
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Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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Critical Areas Checklist

Friday, March 14, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

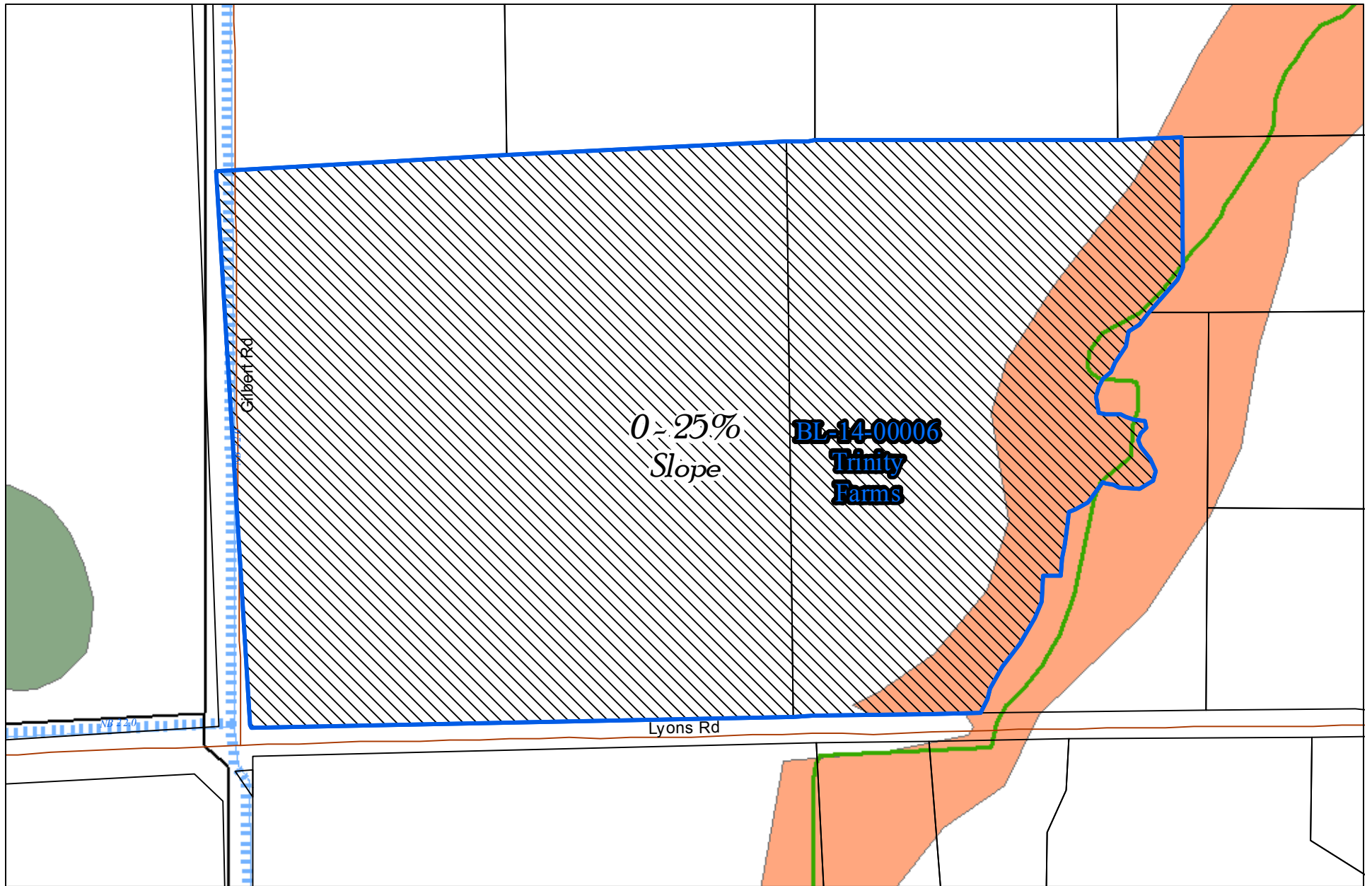
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



BL-14-00006
Trinity Farms

Critical Areas
Map

3/14/2014

kaycee.hathaway



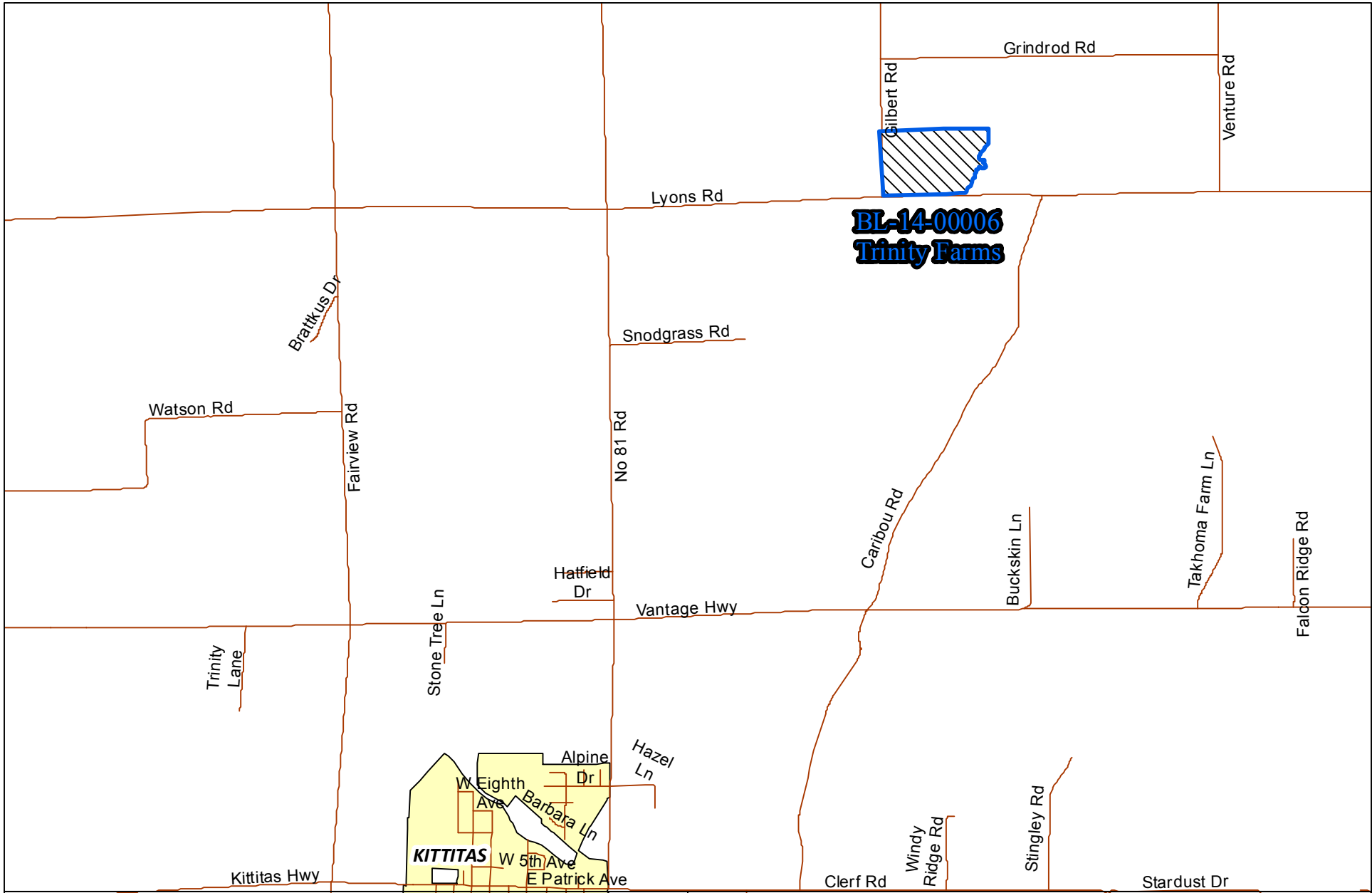
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

BL-14-00006
Trinity Farms

Vertical
Air Photo

3/14/2014

kaycee.hathaway

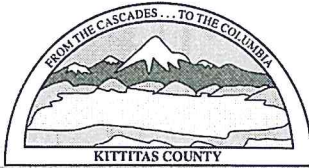


BL-14-00006
Trinity Farms

Area
Map

3/14/2014

kaycee.hathaway



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"Building Partnerships - Building Communities"

BOUNDARY LINE ADJUSTMENT RECEIVED

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

FEB 21 2014

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.

KITITITAS COUNTY
CDS

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: a separate application must be filed for each boundary line adjustment request.

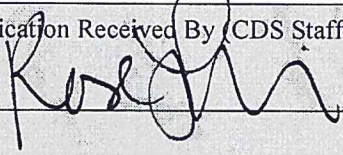
- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information 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.
- For preliminary approval, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 4. 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.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

- \$225.00 Kittitas County Community Development Services (KCCDS)
- \$90.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal
- \$215.00 Kittitas County Public Health Department Environmental Health

- \$595.00 Total fees due for this application (One check made payable to KCCDS)**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 

DATE: 2/21/14

RECEIPT # 20335

PAID

FEB 21 2014

KITITITAS CO.

DATE STAMP IN BOX

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: Trinity Farms Shelton Ranch LLC
 Mailing Address: 2451 No 81 Rd. P.O. Box 1329 8381 Lyons Rd.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 201-0775 968-3154
 Email Address: robbforman@gmail.com Sheltonranch@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
 Mailing Address: P.O. Box 959
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 962-8242
 Email Address: cruse and assoc@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: 8381 & 8621 Lyons Rd
 City/State/ZIP: Ellensburg WA 98926

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

6. **Property size:** 37.00 & 21.53 (acres)

7. **Land Use Information:** Zoning: Com-AG Comp Plan Land Use Designation: Com-AG

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

18-20-30000-0006 - 37.00 AC.

38.41 AC.

18-20-30000-0034 - 21.53 AC.

20.12 AC.

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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) 2/18/2014

X Trinity Farms (By DOBBY FOPMAN) (date) 2/21/14

Shelton Ranch LLC By Johnny Shelton

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE. 2/21/14

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: _____

Forman / Shelton BLA

Proposed

11 of 14



Section 25
Section 30

Gilbert Rd

Gilbert Rd

Adjust property boundary
45' east to match existing
fence.

Shelton - 38.41 Ac
000-0006

Trinity - 20.12 Ac.
000-0004

Proposed
Property
Boundary

Existing
Property
Boundary

000-0005

Lyons Rd NE

Lyons Rd

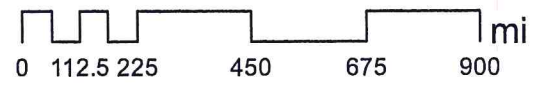
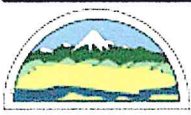
Lyons Rd

Lyons Rd

Date: 2/18/2014

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.

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



Forman / Shelton BLA

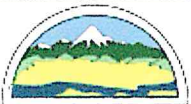


Date: 2/18/2014

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

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CRUSE & ASSOCIATES

Proposed

PROFESSIONAL LAND SURVEYORS

TRINITY FARMS/SHELTON RANCH BLA DESCRIPTIONS 2/18/14

Trinity Farms Description

Parcel 1 of that certain survey as recorded July 24, 2003 in Book 29 of Surveys at pages 34-36, under Auditor's File No. 200307240015, records of Kittitas County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter of Section 30, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT

Parcel E of that certain survey as recorded January 29, 2001 in Book 25 of Surveys at pages 217-222, under Auditor's File No. 200101290012, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 30, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Shelton Ranch LLC Description

The Southwest Quarter of the Northwest Quarter (Government Lot 2), Section 30, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

(Above description based on original deed recorded under AFN 201107070007)

AND

Parcel E of that certain survey as recorded January 29, 2001 in Book 25 of Surveys at pages 217-222, under Auditor's File No. 200101290012, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 30, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.



Existing 7 of 11

<p align="center">TREASURER'S USE ONLY</p> <p align="center">Real Estate Excise Tax Exempt Kittitas County Treasurer By <u>J Goddard</u> Affidavit No. <u>2011-1009</u> Date: <u>07-07-2011</u></p>	<p align="center">RECORDER'S USE ONLY</p> <p>07/07/2011 11:12:59 AM 201107070007 \$63.00 Page 1 of 2 Warranty Deed LATHROP Kittitas County Auditor</p>
--	---

After recording return to:

JEFF SLOTHOWER
 Lathrop, Winbauer, Harrel,
 Slothower & Denison, L.L.P.
 PO Box 1088
 Ellensburg, WA 98926

DOCUMENT TITLE: STATUTORY WARRANTY DEED

GRANTOR: WILLIAM V. SHELTON, as his separate estate

GRANTEE: SHELTON RANCH, LLC, a Washington Limited Liability Company

LEGAL DESCRIPTION: SW ¼ of NW ¼ and of the NW ¼ of the SW ¼ of S. 30, T. 18N, R 20 EWM

ASSESSOR'S TAX PARCEL NO.: 565134; 655134

STATUTORY WARRANTY DEED

THE GRANTOR, WILLIAM V. SHELTON, as his separate estate, for and in consideration of a gift and for no monetary consideration, conveys and warrants to SHELTON RANCH, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Kittitas, State of Washington:

The Southwest quarter of the Northwest quarter (Government Lot 2) and the Northwest quarter of the Southwest quarter (Government Lot 3), Section 30, Township 18 North, Range 20 East, W.M., records of Kittitas County, State of Washington.

TOGETHER WITH but without warranty of any kind with respect to title or quantity, all water rights as subject to Yakima County Superior Court under Cause No. 77-2-01484-5 (State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants) which may be appurtenant to said property, if any, and including all irrigation structures and/or delivery systems appurtenant thereto.

TOGETHER WITH, but without warranty of any kind with respect thereto, all easements, permits, licenses, privileges, franchises and appropriations which may be appurtenant to said property, if any.

TOGETHER WITH and SUBJECT TO all water rights appurtenant to the property.

And the same is free and clear from all encumbrances whatever; provided, however, that the same is

SUBJECT TO Grantor retaining and reserving a life estate in the Net Income from agricultural use of the property so conveyed to Grantor.

Existing

RE EXCISE TAX PAID
Amount \$5513.00
Date 2-24-2012
Affidavit No. 2012-0207
KITITAS COUNTY TREASURER
By K. Vandeman

8 of 11

AFTER RECORDING RETURN TO:

Trinity Farms
2451 Number 81 Road
Ellensburg, WA 98926

Filed for at the request of:
AMERITITLE
Escrow No. EA-114832
WASWDE

02/24/2012 11:21:37 AM
\$62.00
Warranty Deed AMT
Kittitas County Auditor

201202240008
Page 1 of 1



STATUTORY WARRANTY DEED

\$62.00
AMT-1148328

THE GRANTOR John J. Cannell, as his separate estate for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Trinity Farms, a General Partnership the following described real estate, situated in the County of KITITAS, State of Washington:

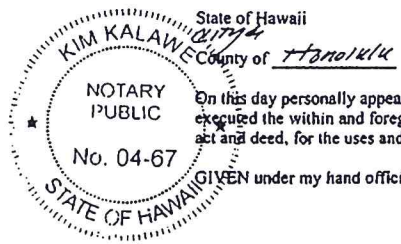
Parcels 1, 2, 3, 4, 5, 6 and 7 of that certain Survey as recorded July 24, 2003, in Book 29 of Surveys, pages 34 through 36, under Auditor's File No. 200307240015, records of Kittitas County, Washington; being a portion of the North Half of Section 30, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington; EXCEPT that certain 1981 Liberty 70X14 Mobile Home VIN NO. 09L17887 located on said Parcel 1 AND

Parcels M, N and P of that certain Survey as recorded January 29, 2001, in Book 25 of Surveys, pages 217 through 222, under Auditor's File No. 200101290012, records of Kittitas County, Washington; being a portion of the North Half of Section 30, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

This conveyance is subject to all those items of record, if any, as of the date of this deed and those shown below, if any:

Assessor's Tax Parcel Number(s): 18-20-30000-0034 (15800) 18-20-30000-0035 (15801) 18-20-30000-0038 (15804) 18-20-30000-0039 (15805) 18-20-30000-0040 (15806) 18-20-30000-0029 (14788) 18-20-30000-0045 (15811) 18-20-30000-0036 (15802) 18-20-30000-0037 (15803) 18-20-30000-0044 (15810)

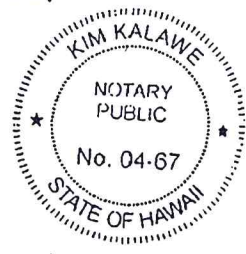
DATED: 2-7-12
John J. Cannell
John J. Cannell



On this day personally appeared before me John J. Cannell to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this FEB 07 2012 day of February, 2012.

Kim Kalawe
Printed Name: Kim Kalawe
Notary Public in and for the State of
Hawaii residing at Honolulu, HI
MY COMMISSION EXPIRES: 2-22-2012
My appointment expires



Doc. Date: FEB 07 2012 # Pages 1
Notary Name: Kim Kalawe First Circuit
Doc. Description: St. Andrew
Kim Kalawe FEB 07 2012
Notary Signature Date

PART OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

240101240012

2.5.217

FD PIN & CAP
VISITED 12/00

FD PIN & CAP
LS 18092, SEE LCR
AFN 199709160029
VISITED 12/00

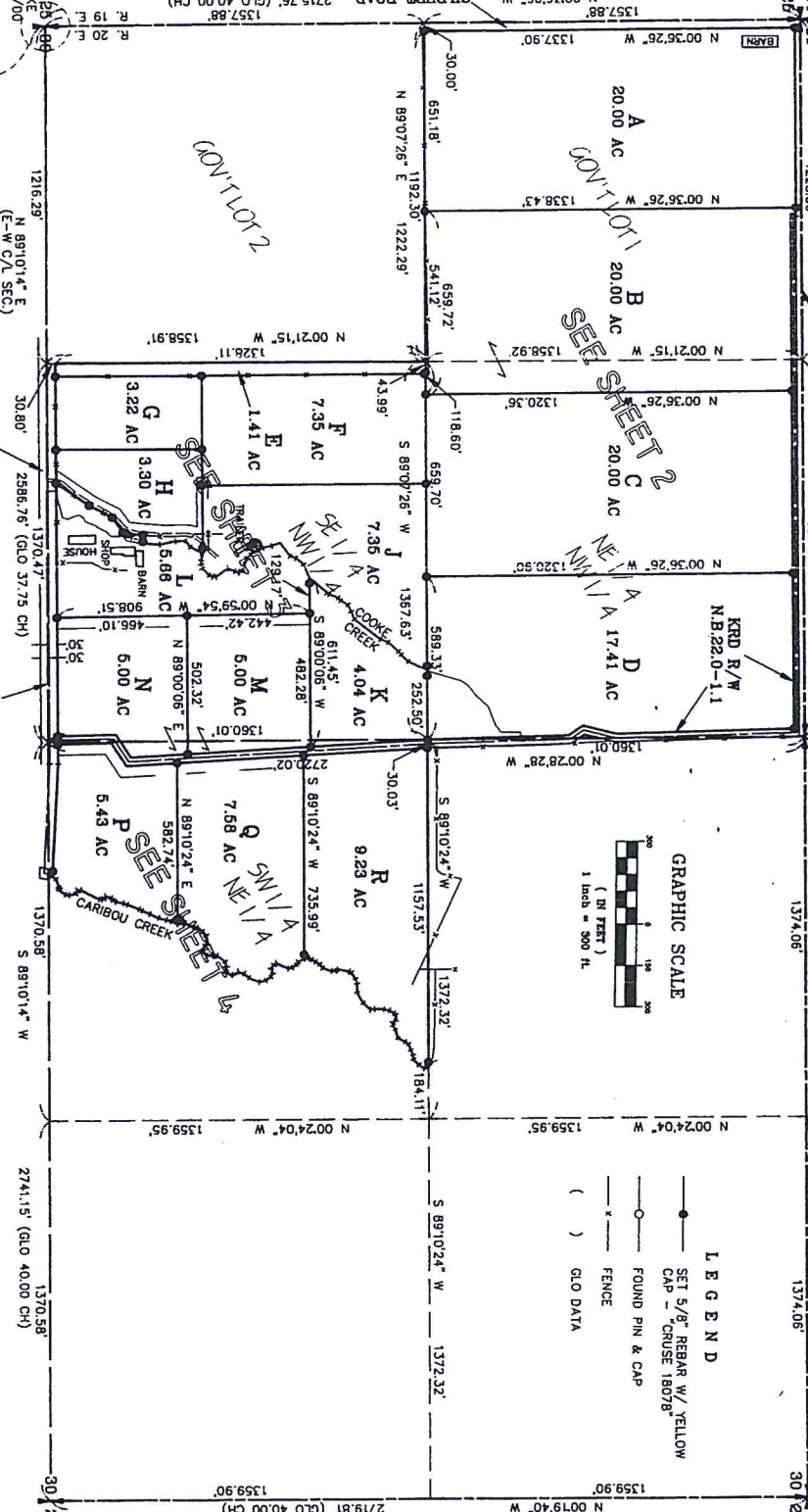
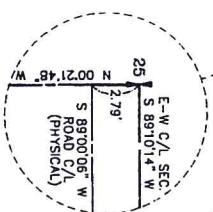
FD PIN & CAP LS 18078
VISITED 12/00

BK 22 DF SURVEYS
PGS 242-243

BK 24 DF SURVEYS
PGS 161-162

FD RR SPK & CAP
VISITED 12/00

FD PIN & CAP
LS 18092
VISITED 12/00



LEGEND
— SET 5/8" REBAR W/ YELLOW CAP - CRUSE 18078
— FOUND PIN & CAP
— FENCE
() GLO DATA

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 JIM CANNELL of DECEMBER of 2000.

AUDITOR'S CERTIFICATE
Filed for record this 29th day of JANUARY, 2001, at 10:25 A.M., in Book 25 of Surveys at page(s) 212, at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: X. Charles
KITITAS COUNTY AUDITOR Shirley Hamilton

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
JANUARY 29, 2001
DATE



X	X	X
X	X	X
X	X	X

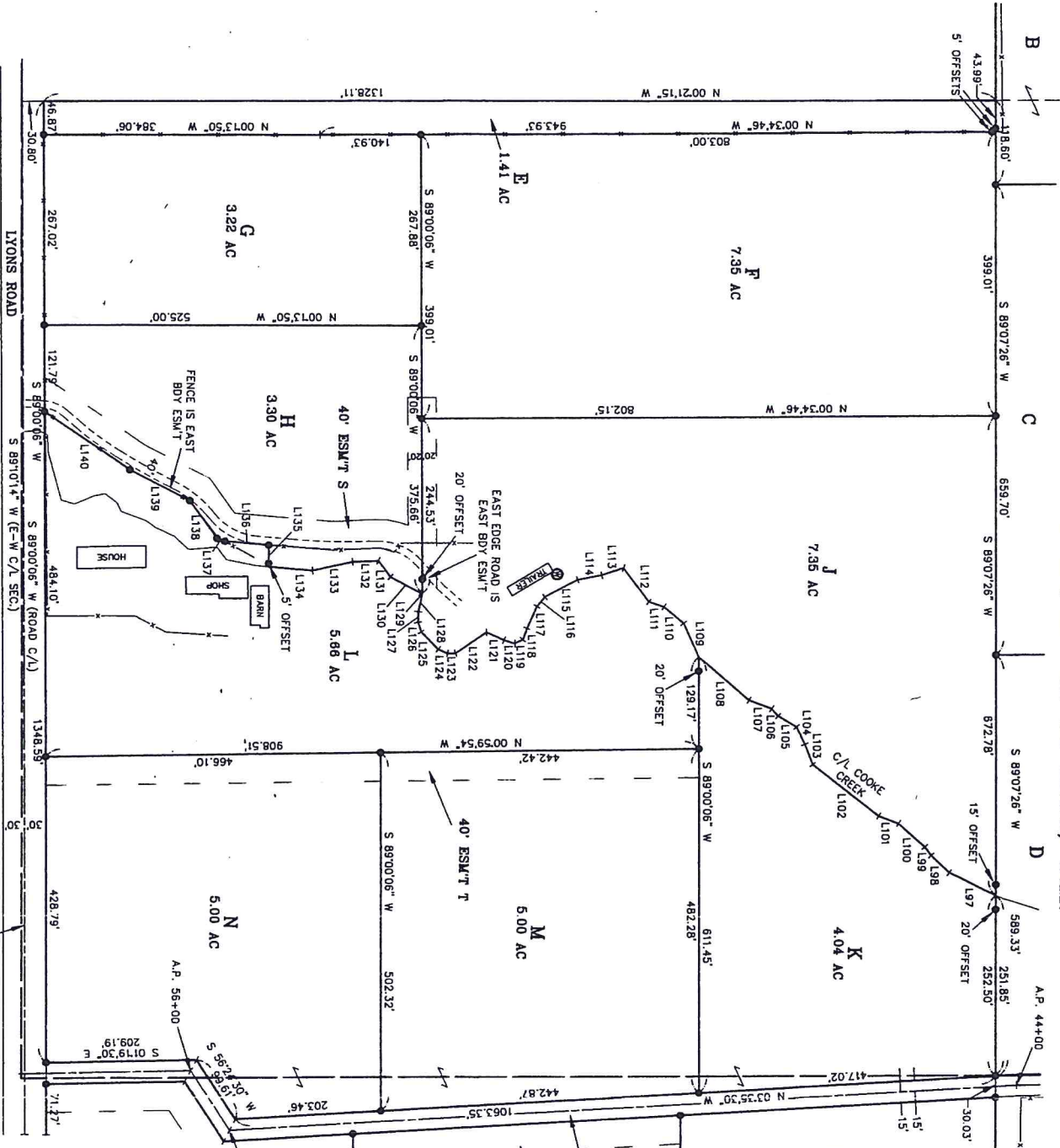
CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926 (509) 925-4747

CANNELL PROPERTY

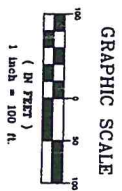
11 of 11

PART OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

260612190012



- LEGEND**
- SET 5/8" BEAR W/ YELLOW CAP - CRUSE 18078
 - FOUND PIN & CAP
 - — — FENCE



JANUARY 29, 2001

AUDITOR'S CERTIFICATE

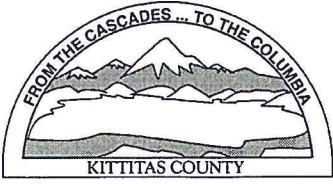
Filed for record this 29th day of JANUARY, 2001, at Bellevue, WA, in Book 25 of Surveys of page(s) 219 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH, BY: Beverly Allenbaugh
KITTITAS COUNTY AUDITOR

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

CANNELL PROPERTY

X5-219



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00020335

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028087

Date: 2/21/2014

Applicant: SHELTON RANCH LLC

Type: check # 4298

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00006	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00006	BLA MAJOR FM FEE	65.00
BL-14-00006	PUBLIC WORKS BLA	90.00
BL-14-00006	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00