

Ret. PTC
 Pioneer National Title Insurance
 WASHINGTON TITLE DIVISION
 Grantor for Record at Request of

THIS SPACE IS TO BE USED FOR RECORDER'S USE
 487364
 KITTITAS COUNTY
 FILE
 1985 MAY -6 PM 3:54
 1% RE EXCISE TAX PAID
 amount 2996.00
 Date 5/2/85
 Affidavit No. 20042
 BETTE J. SPENCE
 KITTITAS COUNTY TREASURER
 By [Signature]



GRANTEE _____
 COMPARED _____
 TO William C. Irvine
 Insee, Best, Chapin & Doezie, P.S.
 10800 N.E. 8th, Suite 900
 P.O. Box C-90016
 Bellevue, WA 98009-9016



Special Warranty Deed
 (CORPORATE FORM)

Form L 5

THE GRANTOR SEATTLE-FIRST NATIONAL BANK, Executor of the Estate of Frank J. Kelly, deceased.
 for and in consideration of Ten Dollars and other good and valuable consideration Dollars (\$ 10.00-----), in hand paid, grant, bargain, sell, convey, and confirm to BRUCE A. MOE, a single individual

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



Per Exhibit A attached hereto.



The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

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 day of May, A. D., 1985

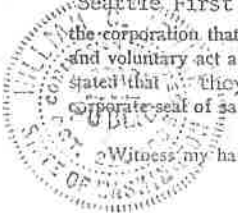
Seattle First National Bank, Executor of the Estate of Frank J. Kelly



By James E. Strock
 James E. Strock Vice-President
 By Richard H. Anderson
 Richard H. Anderson, Assistant Vice-President

STATE OF WASHINGTON, }
 County of King }

On this 2nd day of May, 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James E. Strock and Richard H. Anderson, to me known to be the Vice-President and Assistant Vice-President, respectively, of Seattle First National Bank, Executor of the Estate of Frank J. Kelly 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 they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.



Witness my hand and official seal hereto affixed the day and year in this certificate above written.

William C. Irvine
 Notary Public in and for the State of Washington,
 residing at Woodinville

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PARCEL A:

The South 1/2 of the Northeast 1/4 of Section 26, Township 19 North, Range 16 East, W.M., Kittitas County, State of Washington

EXCEPT

A strip of land 20 feet wide and along the North and East sides thereof, for a public road, heretofore deeded to the county of Kittitas, State of Washington, by deed recorded in Book 26 of Deeds, page 330.

PARCEL B:

The Southeast 1/4 of Section 26, Township 19 North, Range 16 East, W.M., Kittitas County, State of Washington.

Reserving unto Grantor, its successors and assigns, all mineral rights.

SUBJECT TO reservations, restrictions and easements of record and pendency of Yakima County Superior Court Case No. 72-2-01484-5, relating to water rights or matters relating thereto.

EXHIBIT A

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