

Jeff Watson

From: Jeff Watson
Sent: Monday, April 18, 2016 3:13 PM
To: 'svenlena25@gmail.com'
Subject: BL-16-00005 Bare
Attachments: BL-16-00005 Bare Deem Complete Signed X 2.pdf

[BL-16-00005 Bare](#)

Deem complete letters attached; link above to on-line file

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

April 18, 2016

Ruth and Steven Bare
8202 Sorenson Road
Ellensburg WA 98926

RE: Bare Boundary Line Adjustment (BL-16-00005)

Dear Applicants,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on March 23rd, 2016. This application was determined **complete** as of April 18, 2016.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. If approved, final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner
(509) 933-8274
jeff.watson@co.kittitas.wa.us

CC via email; Dave Nelson at svenlena25@gmail.com



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April 18, 2016

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8200 Sorenson Road
Ellensburg WA 98926

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Continued processing of your application will include, but is not limited to, the following actions:

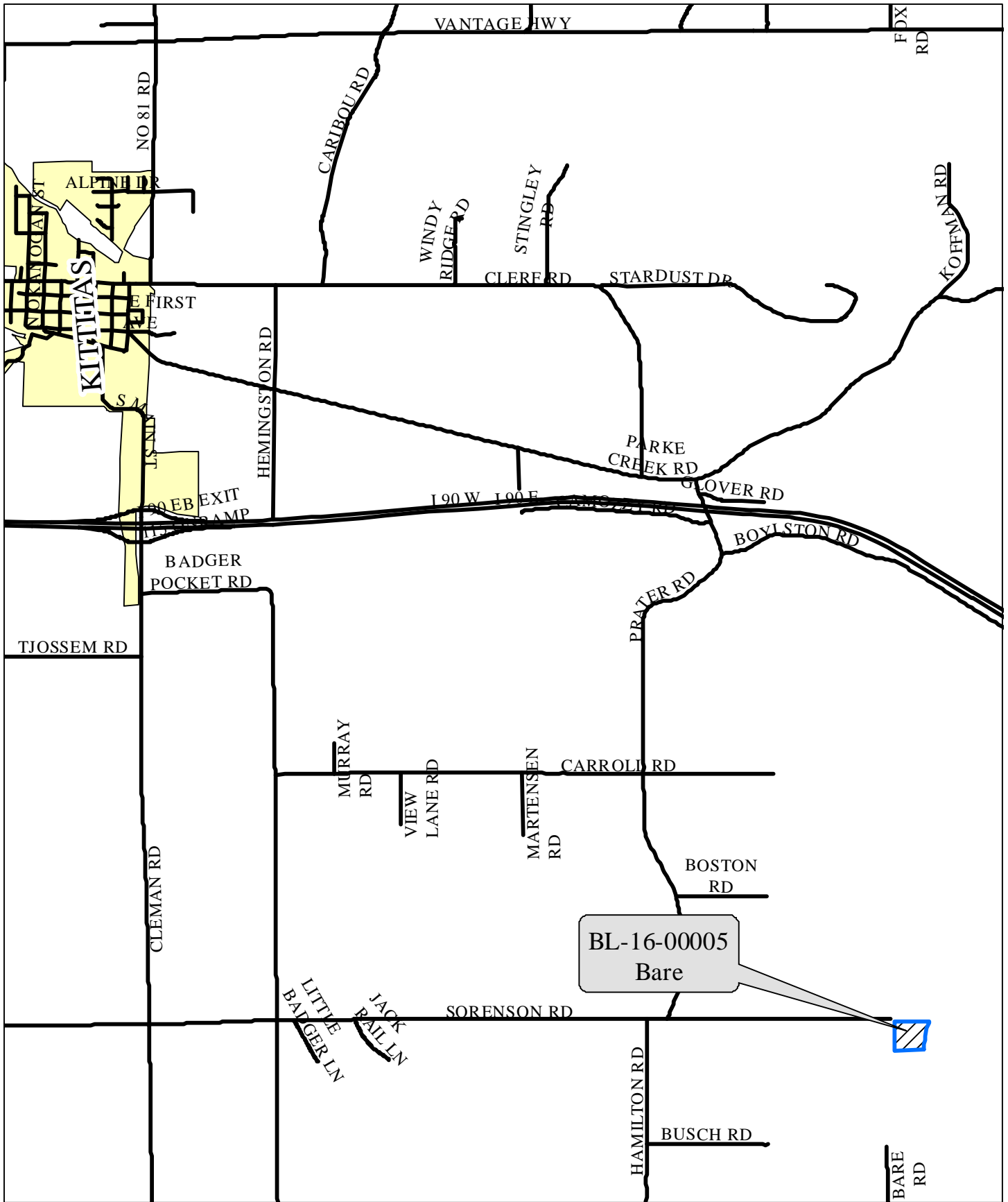
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2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
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If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

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Staff Planner
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CC via email; Dave Nelson at svenlena25@gmail.com



BL-16-00005
Bare

Vicinity
Map



BL-16-00005
Bare

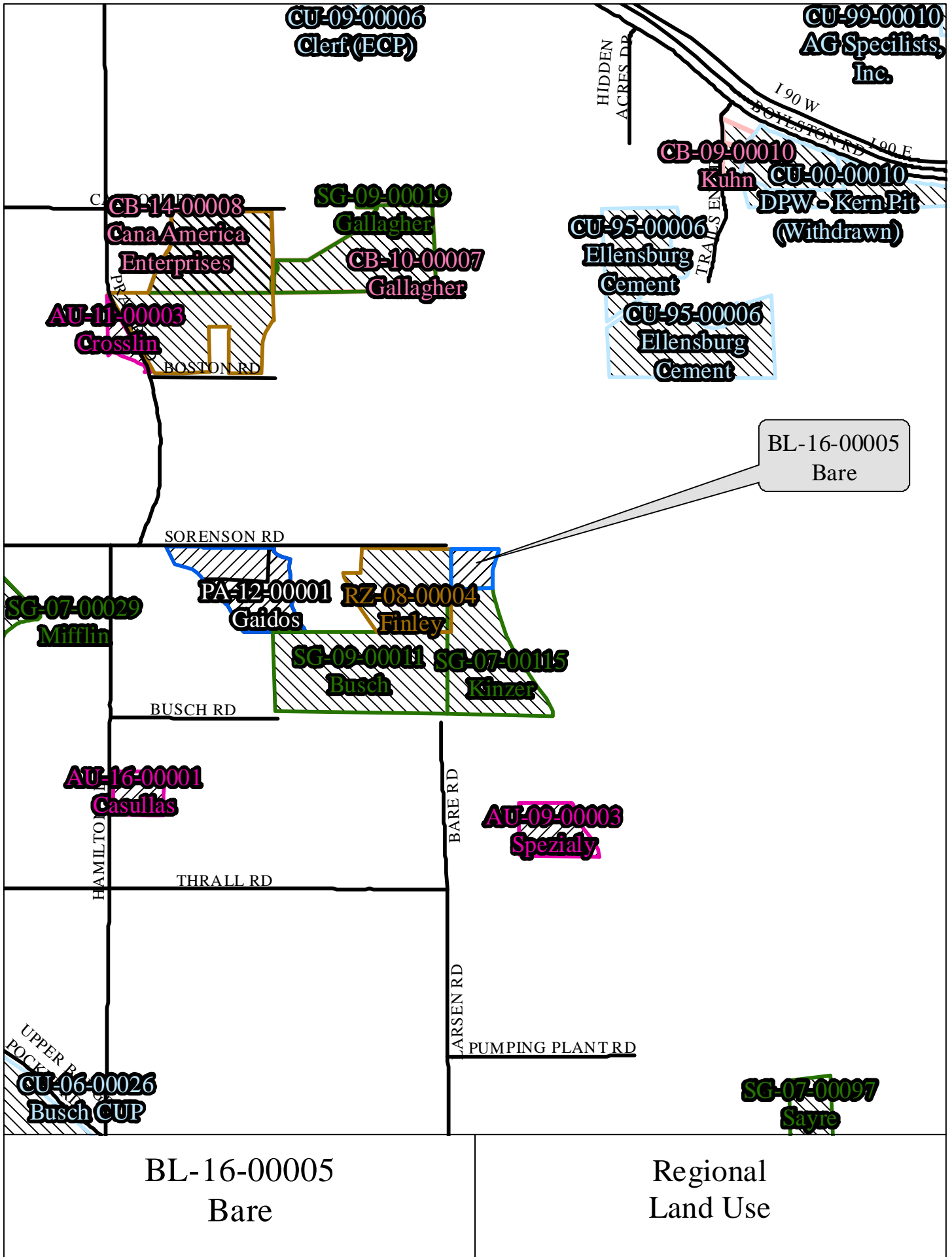
Vertical
Oblique

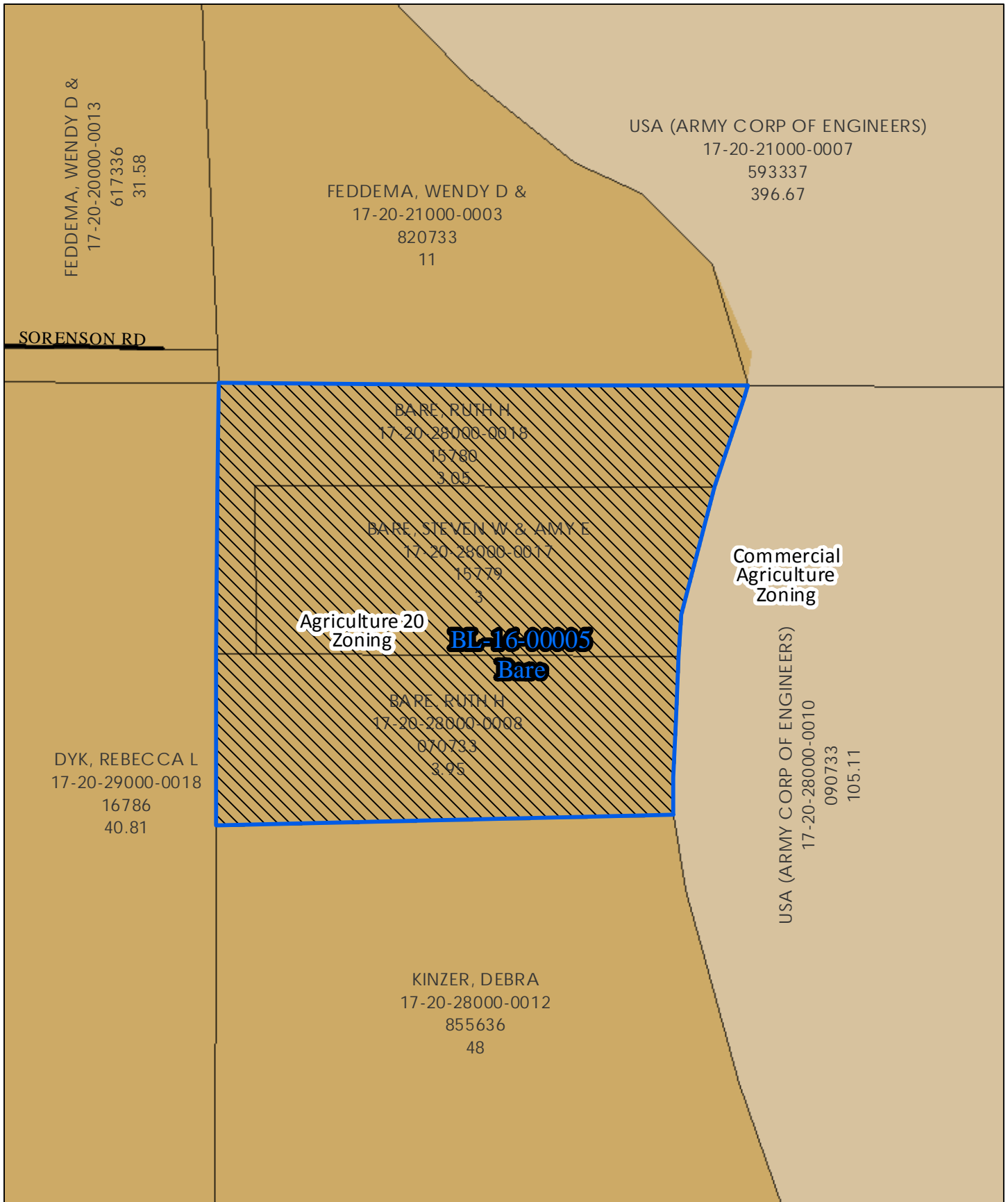


Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

BL-16-00005
Bare

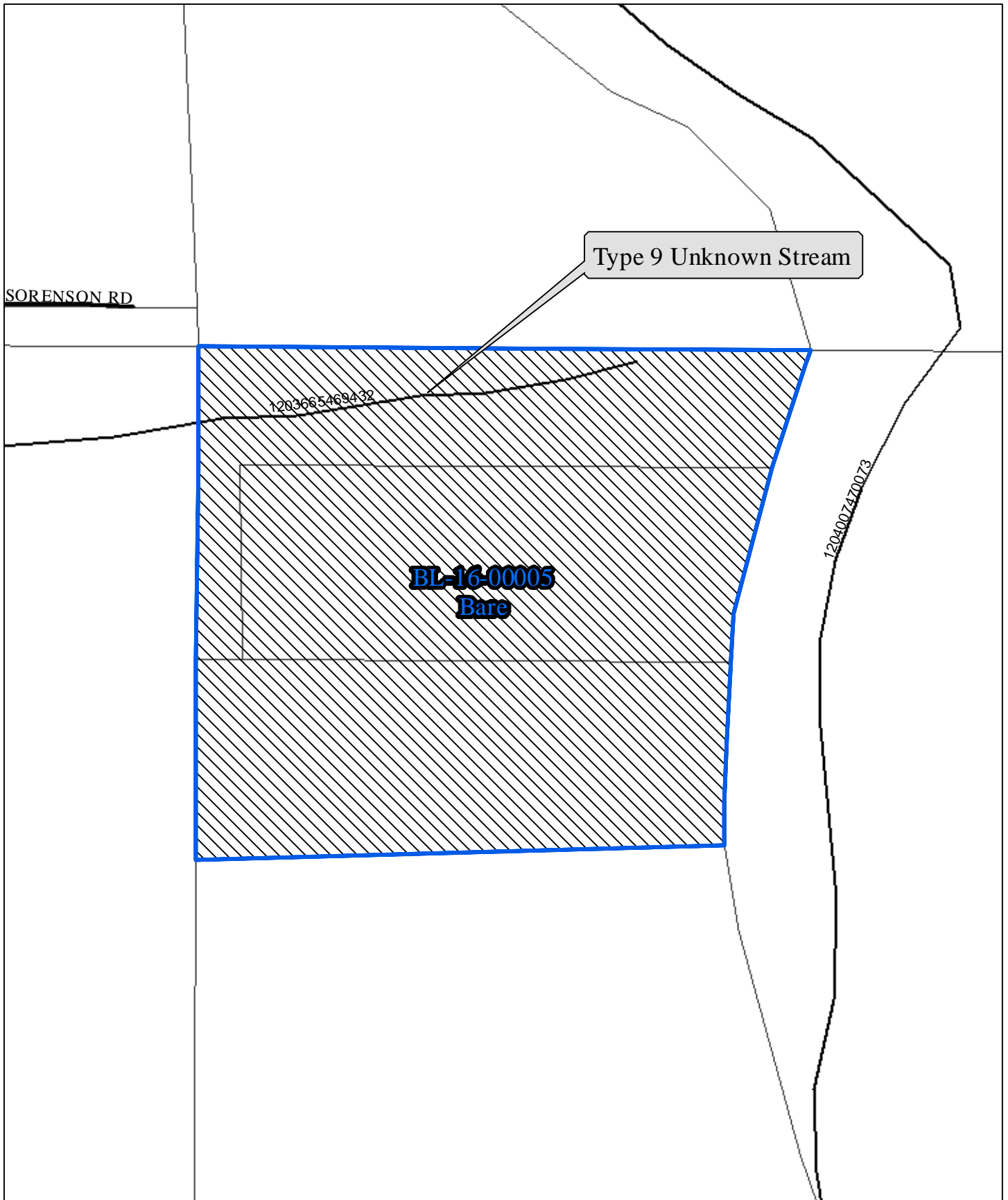
Vertical
Air Photo





BL-16-00005
Bare

Parcel Information
and Zoning



BL-16-00005
Bare

Critical
Areas

LEGAL DESCRIPTIONS

Parcel A

Those portions of the Northwest Quarter of Section 28, Township 17 North, Range 20 East, W.m., in the County of Kittitas, Washington, which are described as follows:

The north 668 feet of the northwest quarter of Farm Unit A according to records pertaining to description of Farm Unit Plan, lying west of the west right-of-way of the Kittitas Reclamation District Canal; EXCEPT right of way of the North Branch Canal of the Kittitas Reclamation District and right of way for county road, if any, for each of the foregoing exceptions to the extent affecting said property; AND EXCEPT the South 260.22 feet thereof:

Parcel B

That portions of the Northwest Quarter of Section 28, Township 17 North, Range 20 East, W.m., in the County of Kittitas, Washington, which are described as follows:

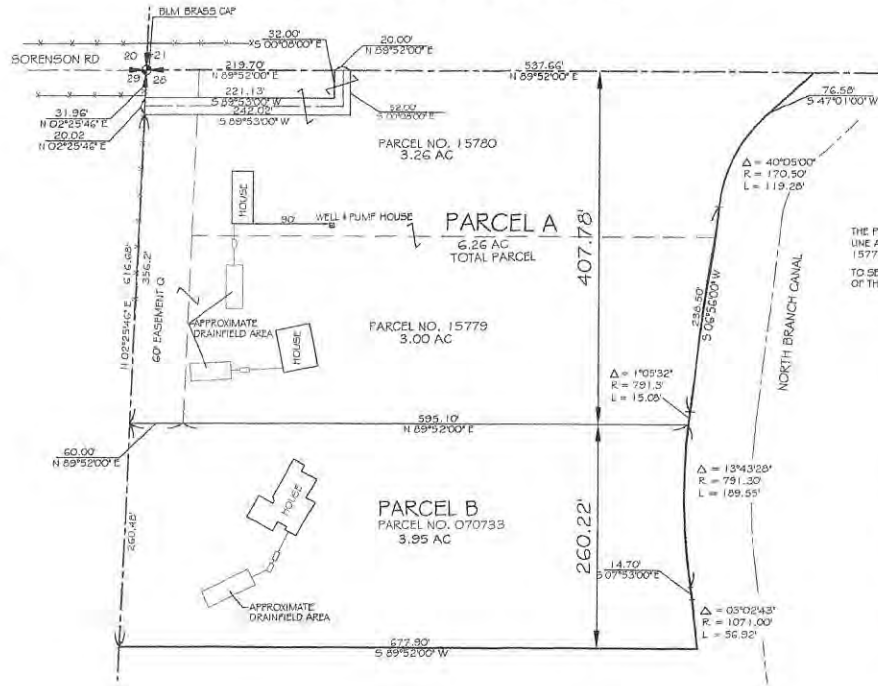
The South 260.22 feet of the north 668 feet of the northwest quarter of Farm Unit A according to records pertaining to description of Farm Unit Plan, lying west of the west right-of-way of the Kittitas Reclamation District Canal; EXCEPT right of way of the North Branch Canal of the Kittitas Reclamation District and right of way for county road, if any, for each of the foregoing exceptions to the extent affecting said property;

Containing 3.95 acers .

Easement Q

An easement for ingress, egress and utilities across the west 60.00 feet of Parcel A, as delineated on that certain survey recorded in book _____ or survey at page _____ under Auditor's File Number _____, records of Kittitas County, Washington.

**PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 17 NORTH, RANGE 20 WEST W.M.**



GRAPHIC SCALE
1" = 100'
0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

- FOUND BLM MONUMENT
- FENCE

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCELS NUMBERS 15780, 15779 AND 070733 TO THE CONFIGURATION SHOWN HEREON. TO SET THE PROPERTY CORNERS WAS NOT WITHIN THE SCOPE OF THIS PROJECT.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2016, at _____ M., in Book _____ of surveys at page(s) _____ at the request of David P. Nelson
JESSE W. PULLIN BY
KITITAS COUNTY AUDITOR

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 STACEE RUTH BARE in SURVEY NO. _____ 3-2016
David P. Nelson
DAVID P. NELSON
Professional Land Surveyor
License No. 18092
03/23/2016
DATE



RECEIVED
MAR 23 2016
KITITAS COUNTY
C.D.S.

X		

NELSON SURVEYING
PROFESSIONAL LAND SURVEYING
707 S. TAMARACK STREET
ELLensburg, WA 99026 (509) 828-1611
BARE PROPERTY



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"Building Partnerships - Building Communities"

BL-16-00005

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

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.

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: The following are required per KCC 16.10.020 Application Requirements. 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 to scale.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$730.00	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
\$1,100.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid black; padding: 5px;"> <p style="font-size: 2em; margin: 0;">RECEIVED</p> <p style="font-size: 1.2em; margin: 5px 0;">MAR 23 2016</p> <p style="margin: 5px 0;">KITTTITAS COUNTY CDS</p> <p style="font-size: 0.8em; margin: 5px 0;">DATE STAMP IN BOX</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 12-30-15

Page 1 of 3

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: RUTH BARE / STEVE BARE
Mailing Address: 8200 SORENSON RD / 8202 SORENSON ROAD
City/State/ZIP: ELLENSBURG, WA / ELLENSBURG WA 98926
Day Time Phone: _____
Email Address: _____

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: DAVID P NELSON
Mailing Address: 707 S. TAMARACK STREET
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: 509-929-0181
Email Address: SUENLEMA25@GMAIL.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: 8200 & 8202 SORENSON ROAD
City/State/ZIP: ELLENSBURG WA, 98926

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

SEE ATTACHED SURVEY

6. Property size: 7.25 AC & 3.00 AC. (acres)

7. Land Use Information: Zoning: AG-20 Comp Plan Land Use Designation: RURAL WORKING

8. Existing and Proposed Lot Information

	Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
RUTH BARE	17-20-28000-0018 3.26 Ac.	
	17-20-28000-0008 3.95 Ac.	3.95 Ac.
STEVE BARE	17-20-28000-0017 3.00 Ac.	6.26 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 *David Phelan* (date) 3-11-2016

X *Ruth Bare* (date) 3-11-16

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

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: _____

NARRATIVE OF BARE PROJECT

This project is a boundary line adjustment between Ruth Bare, owner of 7.21 acres with 2 dwellings and Steve Bare, owner of 3.00 acres with 1 dwelling.

The subject property is situated in the Northwest corner of Section 28, Township 17 North, Range 20 East, W. M., Kittitas County, Washington.

As per the attached survey map, there are 3 dwelling on the subject properties. Each dwelling is served by individual septic tanks and individual drain fields. The subject dwellings are served by a Class B water system.

The boundary line adjustment will add 3.26 acres currently owned by Ruth Bare, tax parcel number 17-20-28000-0018, to Steve Bare's tax parcel number 17-20-28000-0017 making Steve Bare's 6.26 acres and Ruth Bare's parcel, 17-20-28000-0008 3.95, acres.

RECEIVED

MAR 23 2016

KITTITAS COUNTY
CDS

CHICAGO TITLE INSURANCE COMPANY

RECEIVED

Policy No. 72156-45213403

MAR 23 2016

GUARANTEE

KITTITAS COUNTY
CDS

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 14, 2016

Issued by:
 AmeriTitle, Inc.
 101 W Fifth
 Ellensburg, WA 98926
 (509)925-1477

CHICAGO TITLE INSURANCE COMPANY

Shirley E. Masterson

Authorized Signer



By: *Agnes M. P. L.*

President

ATTEST
Tom C. J.

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-45213403

SUBDIVISION GUARANTEE

Order No.: 94663AM
Guarantee No.: 72156-45213403
Dated: March 14, 2016

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Nelson Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel 1:

That portion of the Northwest Quarter of Section 28, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

The North 668 feet of the Northwest quarter of Farm Unit A according to records pertaining to description of Farm Unit Plat, lying West of the West right-of-way of the Kittitas Reclamation District Canal; EXCEPT right of way of the North Branch Canal of the Kittitas Reclamation District and right of way for county road, if any, for each of the foregoing exceptions to the extent affecting said property;

EXCEPT that portion of the Northwest Quarter of Section 28, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

The North 216.52 feet of the South 476.74 feet of the North 668 feet of the Northwest quarter of Farm Unit A according to records pertaining to description of Farm Unit Plat, lying West of the West right-of-way of the Kittitas Reclamation District Canal; EXCEPT right of way of the North Branch Canal of the Kittitas Reclamation District and right of way for county road, if any, for each of the foregoing exceptions to the extent affecting said property; AND EXCEPT the West 60 feet thereof;

Parcel 2:

That portion of the Northwest Quarter of Section 28, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

The North 216.52 feet of the South 476.74 feet of the north 668 feet of the northwest quarter of Farm Unit A according to records pertaining to description of Farm Unit Plan, lying west of the west right-of-way of the Kittitas Reclamation District Canal; EXCEPT right of way of the North Branch Canal of the Kittitas Reclamation District and right of way for county road, if any, for each of the foregoing exceptions to the extent affecting said property; AND EXCEPT the West 60 feet thereof.

Parcel 3:

An easement recorded March 30, 2001, under Kittitas County Auditor's File No. 200103300017, for ingress, egress across the West 60.00 feet of the North 407.78 feet, when measured at right angles to the west and north boundaries, of Section 28, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Ruth H. Bare, as her sole and separate property as to Parcel 1 and Steven W. Bare and Amy E. Bare, husband and wife as to Parcels 2 and 3

END OF SCHEDULE A

(SCHEDULE B)

Order No: 94663AM
Policy No: 72156-45213403

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2016
Tax Type: County
Total Annual Tax: \$2,215.33
Tax ID #: 17-20-28000-0008 (070733)
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,107.67
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$1,107.66
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Portion of Parcel 1

-
7. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$1,246.58
Tax ID #: 17-20-28000-0018 (15780)
Taxing Entity: Kittitas County Treasurer
First Installment: \$623.29
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$623.29
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Portion of Parcel 1
 8. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$1,791.33
Tax ID #: 17-20-28000-0017 (15779)
Taxing Entity: Kittitas County Treasurer
First Installment: \$895.67
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$895.66
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Parcel 2
 9. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
 10. The provisions contained in Instrument,
Recorded: February 25, 1944,
Book 67 of Deeds, page 621
 11. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
 12. Agreement for Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1
And: Steven M. Bare
Recorded: March 18, 1997
Instrument No.: 199703180012

-
13. Agreement for Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1
And: Steven Bare
Recorded: March 18, 1997
Instrument No.: 199703180024
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Steven W. Bare and Amy E. Bare, husband and wife
Purpose: Ingress, egress and utilities
Recorded: March 30, 2001
Instrument No.: 200103300017
Affects: West 60 feet of North 407.78 feet
- Said document contains maintenance provisions for said easement to be shared among parties.
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$171,000.00
Trustor/Grantor: Steven W. Bare and Amy E. Bare, husband and wife
Trustee: AmeriTitle
Beneficiary: Yakima Federal Savings and Loan Association
Dated: July 9, 2008
Recorded: July 14, 2008
Instrument No.: 200807140024
Affects: Parcel 2
16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$90,000.00
Trustor/Grantor: Ruth H. Bare, as her sole and separate property
Trustee: AmeriTitle
Beneficiary: Yakima Federal Savings and Loan Association
Dated: April 23, 2014
Recorded: April 28, 2014
Instrument No.: 201404280037
Affects: Parcel 1

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Note No. 3: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptns of NW Quarter of Section 28, Township 17N, Range 20E, W.M.

Note No. 4: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded: May 18, 2001

Auditor's File No.: 200105180030

Manufactured Home: 1996 Fuqua 38x78, VIN: 15177, affects portion of Parcel 1

Note No. 5: We note a manufactured home is located on the property.

Said manufactured home improvements will be expressly excluded from the legal description in the policy to issue unless we are provided with the following:

1. Manufactured Home Title Elimination Application (being State of Washington Department of Licensing Form TD 420-729) must be completed, approved and recorded with the Kittitas County Auditor.

2. Evidence of final processing through the Department of Licensing - copy of certificate showing title eliminated.

****NOTE:** In the event the manufactured home title is not eliminated in the forthcoming transaction, this Company will require that a valuation for the land in relation to the manufactured home be submitted, and the liability (and premium) under the forthcoming policy(s) will be adjusted accordingly.

Affects: Tax Parcel (15780) 17-20-28000-0018, 1979 Barrington Fleetwood

Note No. 6: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded: May 3, 2001

Auditor's File No.: 200105030037

Manufactured Home: 1996, Valle, 40' x 48' VIN No. VMHI2833W62369ABC, affects portion of Parcel 2

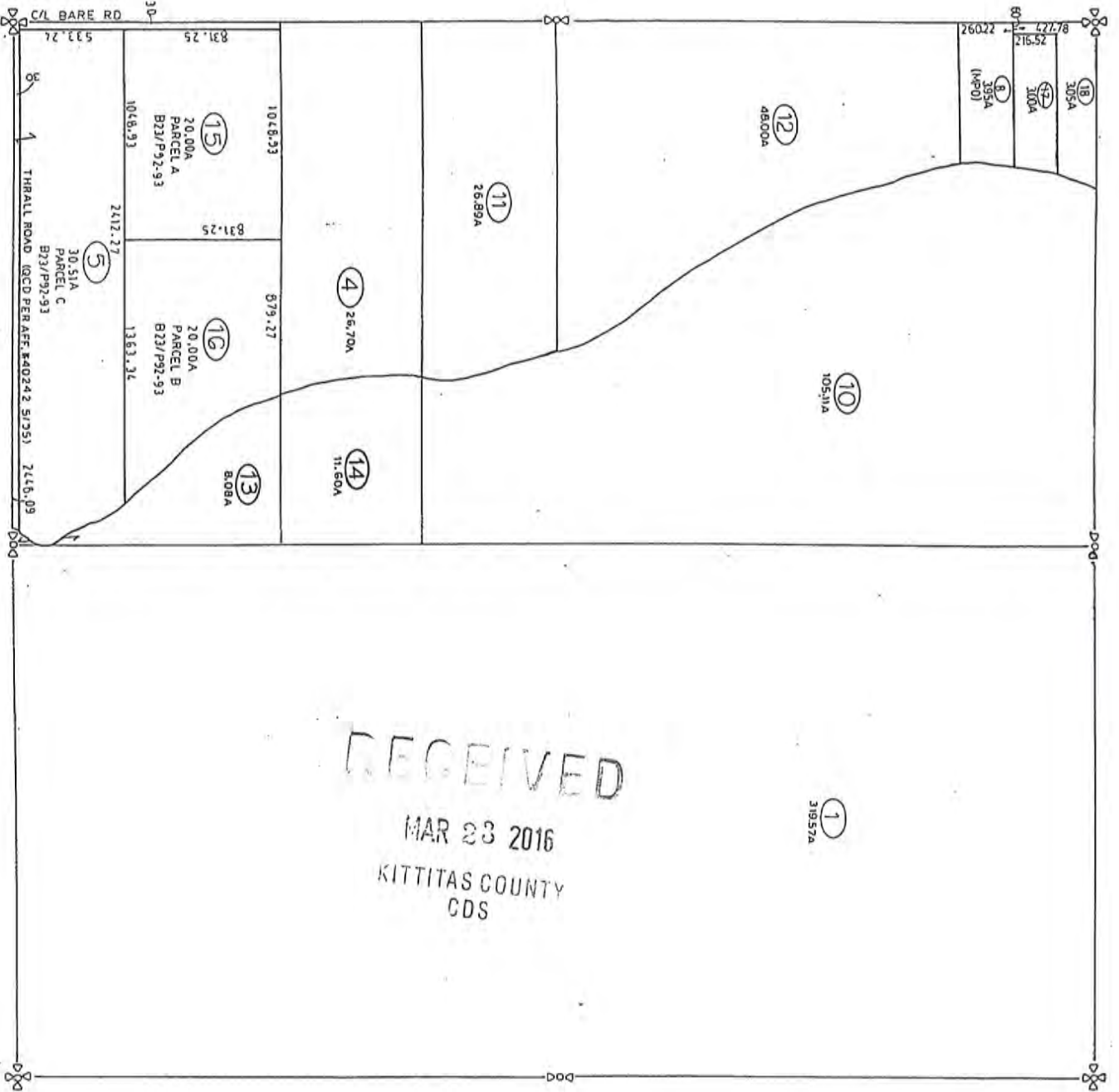
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

5/1/01

3-23-01 SCALE: 1 INCH=400 FEET

28.17.20



RECEIVED
 MAR 23 2016
 KITTITAS COUNTY
 CDS

RECEIVED

MAR 23 2016

KITTITAS COUNTY
CDS

Recorded in the County of Kittitas, WA
Beverly M. Allenbaugh, Auditor



199703180024 12:00pm 03/18/97

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R07 2 0 8.00 1.00

RESIDENTIAL
AGREEMENT FOR PURCHASE OF POWER

This Agreement made September 26, 1996, between Public Utility District No. 1 of Kittitas County, a Washington Corporation, of Ellensburg, Washington, hereinafter called the Seller, and Mr. Steven Bare, of 8202 Sorenson Rd Ellensburg, Washington hereinafter called the Consumer.

WITNESSETH:

The Seller agrees to sell and to deliver to the Consumer, and the Consumer agrees to purchase and receive from the Seller all of the electric power and energy which the Consumer may need at:
His property located at 8202 Sorenson Rd to serve a new Manufactured Home legally described as follows:

Tax Parcel # 17-20-2800-0009-00

The North 668 Feet of the NW 1/4 west of KRD Homesite in Section 28, Township 17 North, Range 20 East, W.M.

SERVICE CHARACTERISTICS:

Service hereunder shall be alternating current, single phase, sixty cycles, 120/240 volts.

PAYMENT:

The consumer shall pay the Seller for service hereunder at the rates and upon the terms and conditions set forth in Rate Schedule A-93. Notwithstanding any provisions of the Schedule, however, and irrespective of the Consumers requirements, the Consumer shall pay to the Seller not less than \$49.00 minimum per month which is the sum of the facility charge and the estimated construction cost divided by 84 months, for service or for having service available hereunder for a period of 7 years. The facility charge portion shall only apply when electric service is provided and the electric meter is installed. The above construction minimum is based on an estimated construction cost of \$3188.00. Three dollars and eighty cents (\$3.80) of the money paid annually to the District on the Consumers power bill is for a years subscription to "Ruralite magazine".

The initial billing period shall start when service is made available hereunder.

Bills for service hereunder shall be paid at the office of the Seller in Ellensburg, Washington, monthly by the tenth day of the month following that for which the bill is rendered. If the Consumer shall fail to pay any such bill by the day specified, the Seller may discontinue service hereunder by giving five days notice in writing to the Consumer.

The Consumer agrees that during the term of this contract, the Seller may adjust, revise, or amend the rate attached and made a

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part of this agreement.

OTHER:

The Consumer shall pay an Aid To Construction cost to the Seller in the sum of \$00.00 which includes the connection fee and accounts for the cost of facilities required to provide service. The Consumer shall make full payment on or before the commencement of construction of such facilities. Such payment shall not be returnable to the Consumer, upon termination of service. In the event the Consumer is leasing said premises, and not the owner thereof, the Consumer shall be required to furnish a deposit to cover such service in such sum as shall be approved, or the Lessor shall sign the contract for Purchase of Power with the Consumer.

If the Seller shall bring suit to procure an adjudication of the unpaid charges made hereunder, and judgement is so entered, the Consumer agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgement or decree entered in such suit. Venue of suit may be in Ellensburg, Kittitas County, Washington, where all amounts are due and payable.

Receipt of a copy of applicable Service Policies, Rates and Regulations is acknowledged.

Done and dated on the date first set forth above:

PUBLIC UTILITY DISTRICT NO.1
OF KITTITAS COUNTY

Steve W. Bare
Property Owner

By: Thomas Z. Harmon
Seller

Steve W. Bare
Lessee / Renter / Business

By: _____
Authorized Agent of
Business or Corporation

Account No. 59-28-

RECEIVED

MAR 23 2016

KITTITAS COUNTY
CDS

Recorded in the County of Kittitas, WA
Beverly M. Allenbaugh, Auditor



9.00

199703180012 11:54am 03/18/97

021 4003411 04 07
A07 2 0 8.00 1.00

**RESIDENTIAL
AGREEMENT FOR PURCHASE OF POWER**

This Agreement made December 29, 1996, between Public Utility District No. 1 of Kittitas County, a Washington Corporation, of Ellensburg, Washington, hereinafter called the Seller, and Mr. Steven M. Bare, of 8202 Sorenson Rd. Ellensburg, Washington 98926 hereinafter called the Consumer.

WITNESSETH:

The Seller agrees to sell and to deliver to the Consumer, and the Consumer agrees to purchase and receive from the Seller all of the electric power and energy which the Consumer may need at:

His property located at 8202 Sorenson Rd to serve a new Manufactured home legally described as follows:

Tax Parcel # 17-20-2800-0008-00; Acres 9.00, CD 11117; Section 28, Township 17 North, Range 20 East W.M.; N 668' of NW1/4 W of KRJ; Less 12.40@ road.

SERVICE CHARACTERISTICS:

Service hereunder shall be alternating current, single phase, sixty cycles, 120/240 volts.

PAYMENT:

The consumer shall pay the Seller for service hereunder at the rates and upon the terms and conditions set forth in Rate Schedule A-93. Notwithstanding any provisions of the Schedule, however, and irrespective of the Consumers requirements, the Consumer shall pay to the Seller not less than \$49.00 minimum per month which is the sum of the facility charge and the estimated construction cost divided by 84 months, for service or for having service available hereunder for a period of 7 years. The facility charge portion shall only apply when electric service is provided and the electric meter is installed. The above construction minimum is based on an estimated construction cost of \$3188.00. Three dollars and eighty cents (\$3.80) of the money paid annually to the District on the Consumers power bill is for a years subscription to "Ruralite magazine".

The initial billing period shall start when service is made available hereunder.

Bills for service hereunder shall be paid at the office of the Seller in Ellensburg, Washington, monthly by the tenth day of the month following that for which the bill is rendered. If the Consumer shall fail to pay any such bill by the day specified, the Seller may discontinue service hereunder by giving five days notice in writing to the Consumer.

The Consumer agrees that during the term of this contract, the Seller may adjust, revise, or amend the rate attached and make a part of this agreement.

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OTHER:

The Consumer shall pay an Aid To Construction cost to the Seller in the sum of \$50.00 which includes the connection fee and accounts for the cost of facilities required to provide service. The Consumer shall make full payment on or before the commencement of construction of such facilities. Such payment shall not be returnable to the Consumer, upon termination of service. In the event the Consumer is leasing said premises, and not the owner thereof, the Consumer shall be required to furnish a deposit to cover such service in such sum as shall be approved, or the Lessor shall sign the contract for Purchase of Power with the Consumer.

If the Seller shall bring suit to procure an adjudication of the unpaid charges made hereunder, and judgement is so entered, the Consumer agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgement or decree entered in such suit. Venue of suit may be in Ellensburg, Kittitas County, Washington, where all amounts are due and payable.

Receipt of a copy of applicable Service Policies, Rates and Regulations is acknowledged.

Done and dated on the date first set forth above:

PUBLIC UTILITY DISTRICT NO.1
OF KITTITAS COUNTY

Steven M. Bane
Property Owner

By: [Signature]
Seller

Lessee / Renter / Business

By: _____
Authorized Agent of
Business or Corporation

Account No. 59-28-



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

RECEIPT NO.: 00029328

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 005780

Date: 3/23/2016

Applicant: STEVE BARE

Type: check # 6376

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00005	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00005	BLA MAJOR FM FEE	65.00
BL-16-00005	PUBLIC WORKS BLA	90.00
BL-16-00005	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,100.00