

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"

BL-16-00011

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
\$145.00	Kittitas County Fire Marshal
\$215.00	Kittitas County Public Health Department Environmental Health
\$1,180.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 7-11-16	RECEIPT # 30690	
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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: Bradshaw Patty
Mailing Address: 7301 Hanson Rd 5701 Weaver Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 607-1066 859-2293
Email Address: mbradsha@charter.net ep333bar@fairpoint.net

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: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@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: Hanson Rd.
City/State/ZIP: Ellensburg WA 98926

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

Portions of S2, S11 of T17N, R17E, W.M.
See title reports for full descriptions

6. Property size: 430.44 (acres)

7. Land Use Information: Zoning: F-R § 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 ____)

953867 - 3.82 AC
953866 - 7.75 AC
953802 - 30.32 AC
675033 - 388.55 AC

11.57 AC *Will provide
18.58 AC survey with
30.32 AC 4 new descriptions
369.97 AC for final review

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 Cruce (date) 6/27/2016

X Gloria M. Bradshaw (date) 6-27-16

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 ___

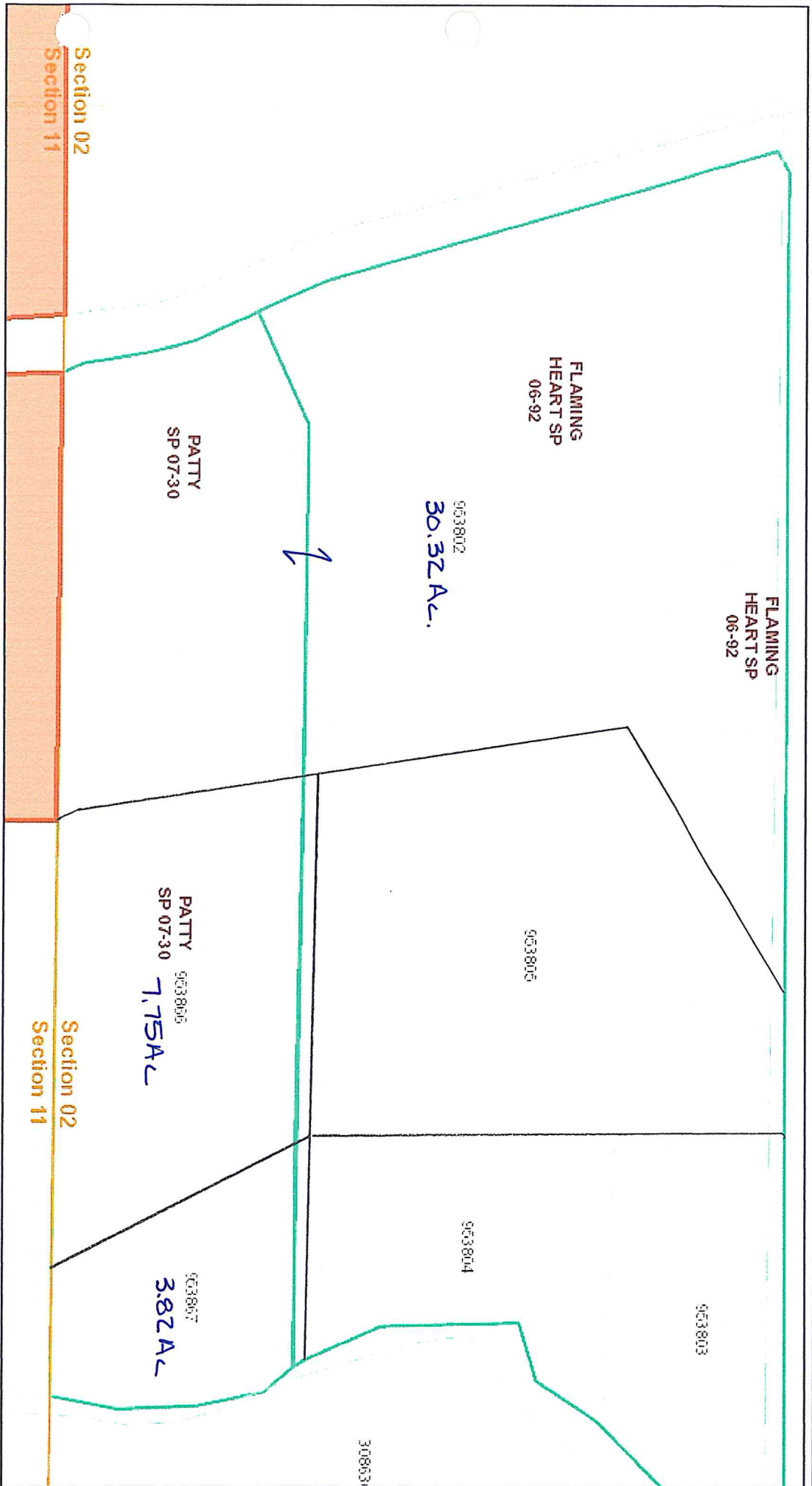
Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

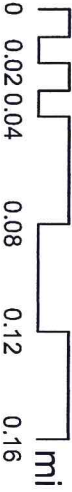
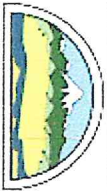
Final Approval Date: _____ By: _____

Existing



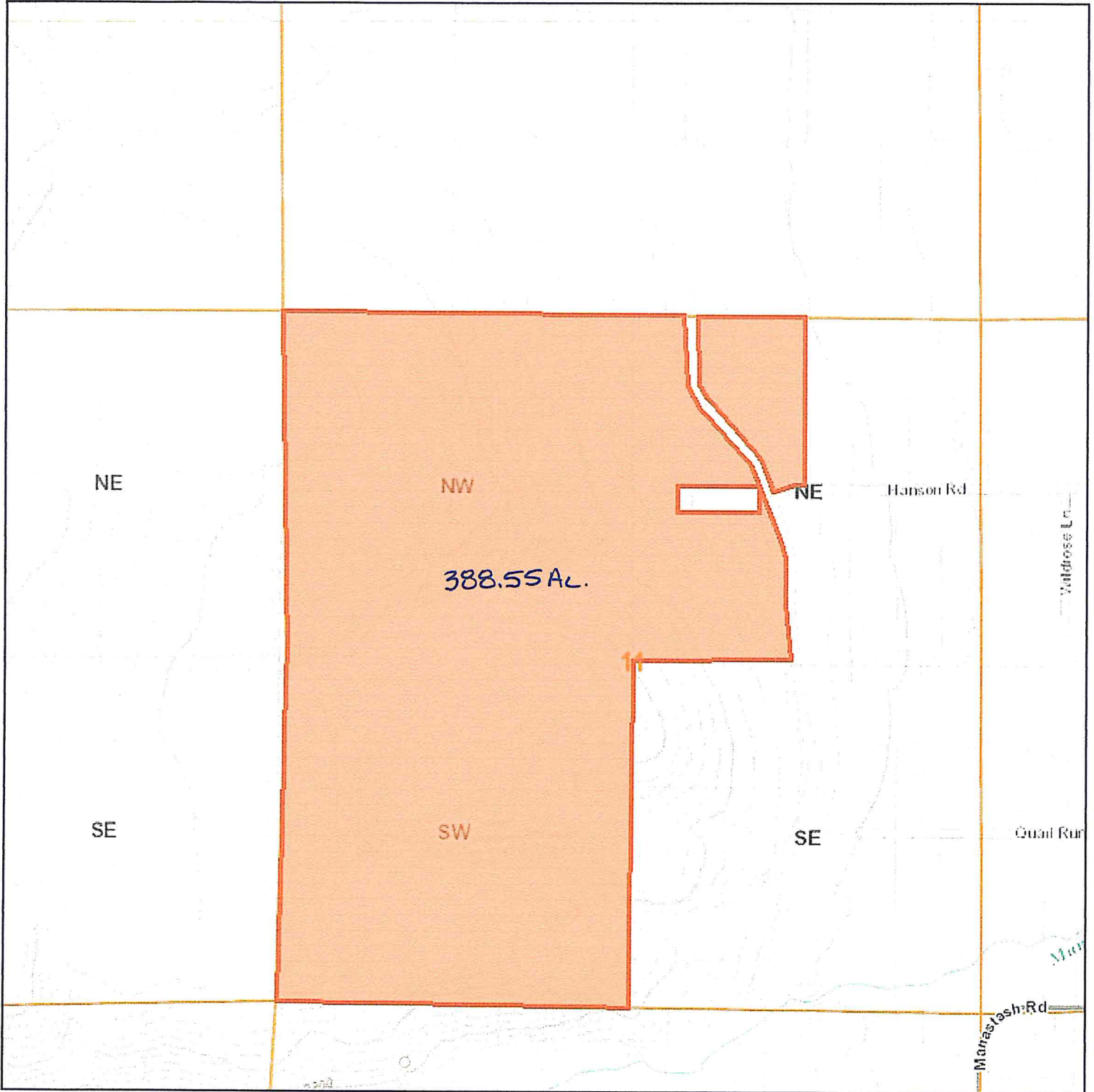
Date: 6/20/2016

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

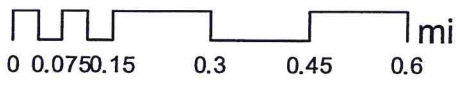
Existing 675033



Date: 6/20/2016

1 inch = 1,505 feet
Relative Scale 1:18,056

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.



Proposed



Date: 6/27/2016

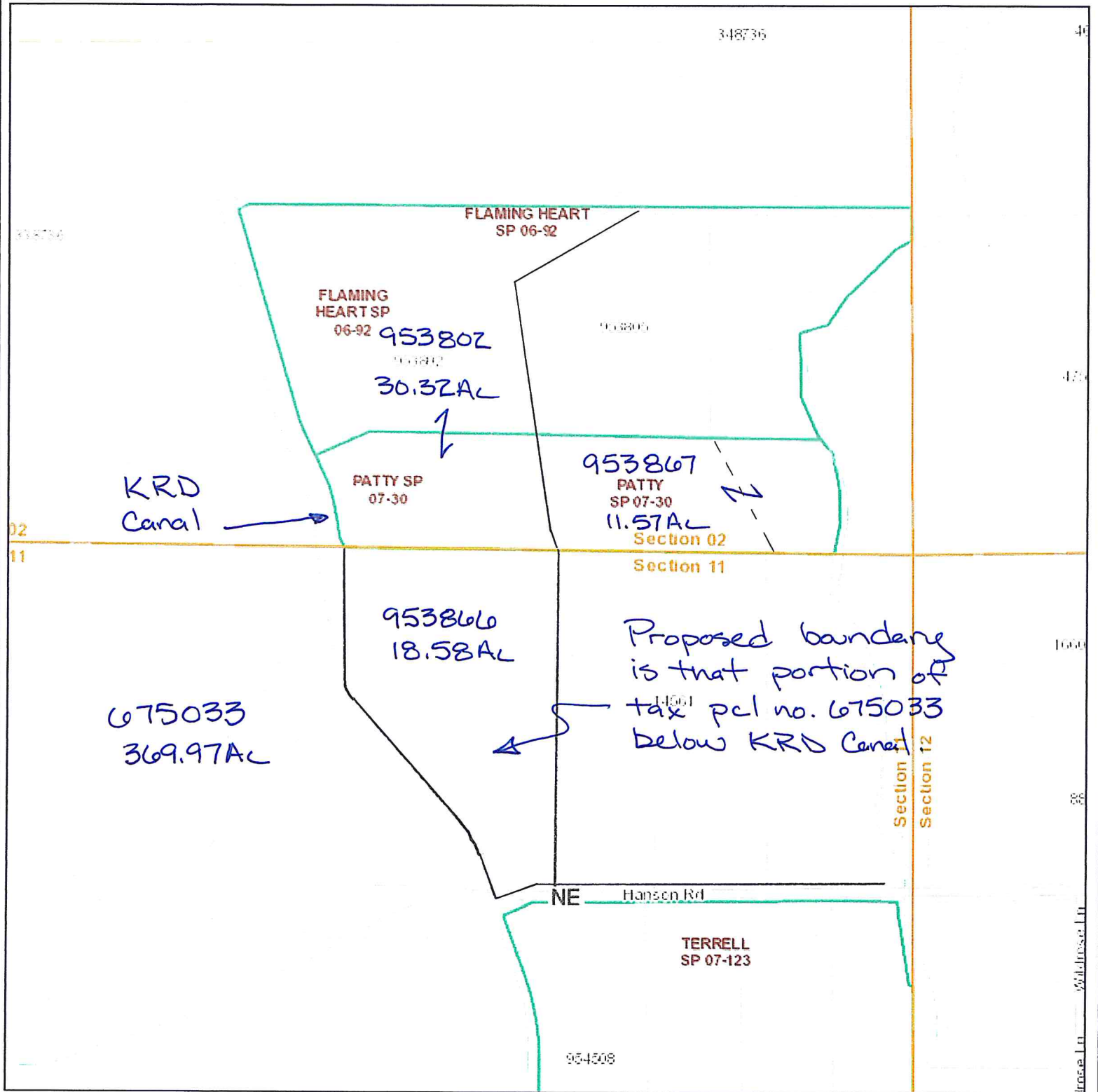
1 inch = 752 feet
Relative Scale 1:9,028

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.

Narrative - The purpose of this BLA is to transfer that portion of the Bradshaw property below the KR D Canal into the adjoining Patty ownership. All non-conforming parcels will become larger and more conforming. All EH & Building Setbacks will be met.



Proposed



Date: 6/27/2016

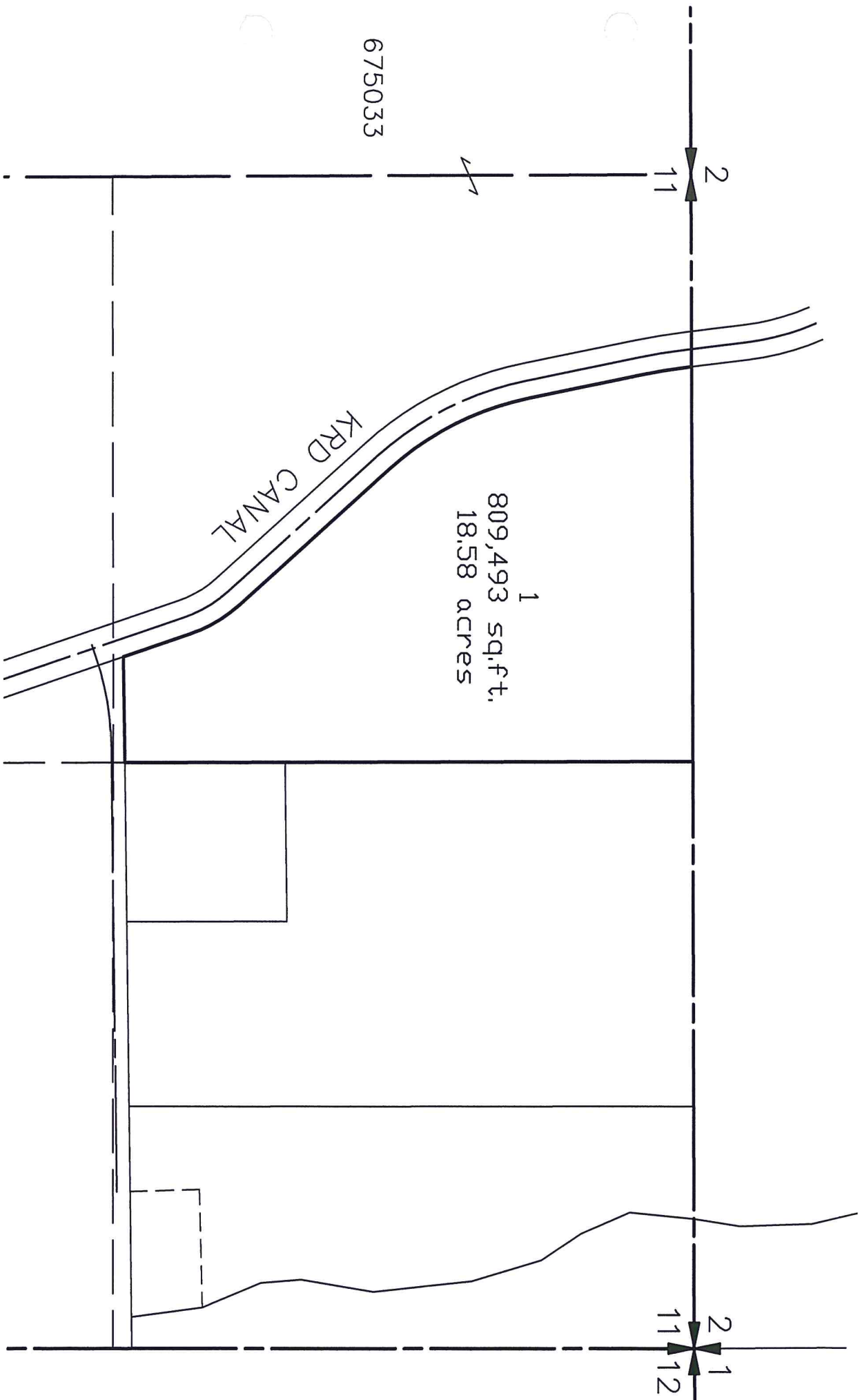
1 inch = 752 feet
Relative Scale 1:9,028

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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.

* For final review a record of survey will be completed providing new descriptions and acreages.



PROPOSED KITTTITAS COUNTY
TAX PARCEL 953866



1
809,493 sq.ft.,
18.58 acres

KRD CANNAL

675033

2
1
11
12

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213452

GUARANTEE

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: June 27, 2016

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

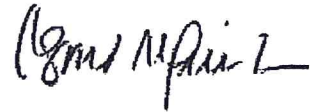
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-45213452

SUBDIVISION GUARANTEE

Order No.: 115896AM
Guarantee No.: 72156-45213452
Dated: June 27, 2016

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

Your Reference:

Assured: Cruse & Associates

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:

Parcels 1, 5 and 6 of that certain Survey as recorded June 16, 2008, in Book 35 of Surveys, pages 78 and 79, under Auditor's File No. 200806160002, records of Kittitas County, Washington; being a portion of Lots 1 and 4, of FLAMING HEART SHORT PLAT, Kittitas County Short Plat No. SP-06-92, as recorded December 21, 2007, in Book J of Short Plats, pages 56 and 57, under Auditor's File No. 200712210006, records of Kittitas County, State of Washington; and Lots 1 and 2, of PATTY SHORT PLAT, Kittitas County Short Plat No. SP-07-30, as recorded January 2, 2008, in Book J of Short Plats, pages 65 and 66, under Auditor's File No. 200801020009, records of Kittitas County, State of Washington; being a portion of Section 2, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Ernest N. Patty and Lucy Patty, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 115896AM
Policy No: 72156-45213452

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: \$10,729.82
Tax ID #: 953802
Taxing Entity: Kittitas County Treasurer
First Installment: \$5,364.91
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$5,364.91
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016

7. Tax Year: 2016
Tax Type: County

Subdivision Guarantee Policy Number: 72156-45213452

Total Annual Tax: \$70.90
Tax ID #: 953867
Taxing Entity: Kittitas County Treasurer
First Installment: \$35.45
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$35.45
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016

8. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$138.63
Tax ID #: 953866
Taxing Entity: Kittitas County Treasurer
First Installment: \$69.32
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$69.31
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016

9. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

10. 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.

11. Waiver of damages contained in Deed from Katharina Murray, a widow, to Kittitas Reclamation District, filed June 7, 1929, and recorded in Book 47 of Deeds, page 400, under Recording No. 95698, records of Kittitas County, Washington, as follows:

"Said Grantor, for herself and for there heirs and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by Grantee, its successors and assigns over and upon the premises herein conveyed."
(Affects the South 1/2 of the Southeast 1/4 of Section 2, Township 17 North, Range 17 East, W.M.)

12. 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, Subdivision Guarantee Policy Number: 72156-45213452

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.

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Manastash Water Ditch Association
Purpose: Irrigation ditch together with the permanent right to construct, operate and maintain said canal, pipeline, banks and ditch bank road together with the right of ingress and egress thereto
Recorded: September 27, 1978
Instrument No.: 426623
Affects: The Southeast 1/4 of the Southeast 1/4 of Section 2, Township 17 North, Range 17 East and the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 17 North, Range 17 East
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Richard J Crowder and Janet C Crowder, husband and wife.
Recorded: April 29, 1988
Book: 274, Page 202
Instrument No.: 512059
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
15. Declaration of Easements, and the terms and conditions thereof, executed by and between the parties herein named;
Between: Roger C. Sparks and Rita M. Sparks, husband and wife
Dated: August 6, 1999
Recorded: August 9, 1999
Auditor's File No.: 199908090028
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: August 16, 1999
Instrument No.: 199908160045
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Public Record
Recorded: November 29, 1999
Instrument No.: 199911290072
18. The provisions contained in Instrument,
Recorded: April 1, 2005,
Instrument No.: 200504010027.
As follows:

"TOGETHER WITH an underground utility easement ten feet (10') in width and running with the land, along the westerly boundaries of Parcels G and H under said Survey, upon the following conditions: 1) This utility easement shall be for buried conduits including gas, electric, telephone, cable, water and other utilities; 2) One or more conduits must be installed within 5 years of the date of closing hereof, or this easement will automatically be terminated; 3) The owner or contract purchaser of said Parcel H may attach, without payment, to any conduit providing such attachment is located no more than 200 feet North of Hanson Road; 4) The owner or contract purchaser of said Parcel G may attach, without payment, to any conduit providing that such attachment is located no more than 600 feet North of Hanson Road; 5) The surface conditions over the utility easement will be graded and smoothed to allow continued farming of the utility easement; 6) Other than attachments, no work shall be done on the utility easement that would disrupt a growing crop; conduit may be laid in the period beginning October 10th and ending on April 20th of each year."

19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Flaming Heart Short Plat,
Recorded: December 21, 2007
Book: J Pages: 56 and 57
Instrument No.: 200712210006
Matters shown:
 - a) 60' Easement "Q"
 - b) 60' and 55' radius Easement
 - c) 15' Easement "S"
 - d) Location of fencelines in relation to property boundaries
 - e) Location of an existing road
 - f) Location of Ponds
 - g) Note 2 which states: A Public Utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
 - h) All other notes contained thereon

 20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Patty Short Plat,
Recorded: January 2, 2008
Book: J Pages: 65 and 66
Instrument No.: 200801020009
Matters shown:
 - a) 15' Easement "S"
 - b) 60' Easement "T"
 - c) 60' Easement "R"
 - d) Location of fenceline in relation to property boundaries
 - e) Note 2 which states: A Public Utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
 - f) All other notes contained thereon

 21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 16, 2008
Book: 35 Pages: 78 and 79
Instrument No.: 200806160002
- Subdivision Guarantee Policy Number: 72156-45213452

Matters shown:

- a) 60' Easement "Q"
 - b) 60' Easement "U"
 - c) Location of existing road
 - d) 15' Easement "S"
 - e) 60' and 55' radius Easement "V"
 - f) 60' Easement "T"
 - g) 60' Easement "R"
 - h) Location of fenceline in relation to property boundary
 - i) Location of ponds
 - j) Note 8 which states: An Irrigation easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
 - k) All other notes contained thereon
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Bart G. Bland, a single man
Purpose: Non-exclusive irrigation easement
Recorded: December 26, 2014
Instrument No.: 201412260004
Affects: Parcels 1, 5 and 6
23. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
24. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Manastash Ditch, if it is navigable.
25. Any question of location, boundary or area related to the Manastash Ditch, including, but not limited to, any past or future changes in it.
26. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

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: 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

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213450

GUARANTEE

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: June 27, 2016

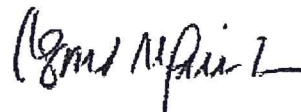
Issued by:
AmeriTitle, Inc.
101 W Fifth
Ellensburg, WA 98926
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST


Secretary

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

Subdivision Guarantee Policy Number: 72156-45213450

SUBDIVISION GUARANTEE

Order No.: 115897AM
Guarantee No.: 72156-45213450
Dated: June 27, 2016

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

Your Reference:

Assured: Bradshaw Family, LLC, a Washington Limited Liability Company

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:

The West Half of Section 11, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

AND

The West Half of the Northeast Quarter of Section 11, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT:

1. Right of way for irrigation canal conveyed to the Kittitas Reclamation District by deed dated September 29, 1928 recorded in Book 47 of Deeds, page 124.
2. That portion of the Southwest Quarter of the Northeast Quarter which lies East of the East boundary of the right of way of the Kittitas Reclamation District.
3. That portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 11, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 11; thence West along the North line of said Southwest Quarter of the Northeast Quarter, 340 feet to the true point of beginning; thence South parallel with the East line of said Section 150 feet; thence West parallel with the North line of said section 627 feet; thence North parallel with the East line of said section 209 feet; thence East parallel with the North line of said section 627 feet; thence South parallel with the East line of said section 59 feet to the true point of beginning.

AND

The North 30 feet of that portion of the Southwest Quarter of the Northeast Quarter which lies East of the East boundary of the right of way of the Kittitas Reclamation District.

Title to said real property is vested in:

Bradshaw Family, LLC, a Washington Limited Liability Company

**END OF SCHEDULE A
(SCHEDULE B)**

Order No: 115897AM
Subdivision Guarantee Policy Number: 72156-45213450

Policy No: 72156-45213450

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: \$693.18
Tax ID #: 675033
Taxing Entity: Kittitas County Treasurer
First Installment: \$346.59
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$346.59
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016

7. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this Subdivision Guarantee Policy Number: 72156-45213450

classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. 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.

9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The State of Washington.
Book: 93 of Deeds, Page 406
Affects: Parcel A
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. 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.

END OF EXCEPTIONS

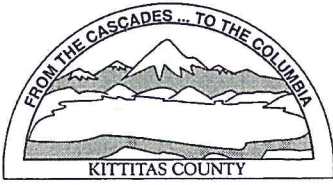
Notes:

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: 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: W Half of Section 11, Township 17N, Range 17E, W.M. and ptn of W Half of NE Quarter of Section 11, Township 17N, Range 17E, W.M.

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



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

RECEIPT NO.: 00030690

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 031702

Date: 7/11/2016

Applicant: PATTY BRADSHAW

Type: check # 6685

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00011	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00011	BLA MAJOR FM FEE	145.00
BL-16-00011	PUBLIC WORKS BLA	90.00
BL-16-00011	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00