

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

36-17-00010

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:

\$800.00	Kittitas County Community Development Services (KCCDS)
\$275.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$280.00	Kittitas County Public Health Department Environmental Health
\$1,500.00	Total fees due for this application (One check made payable to KCCDS)

RECEIVED

JUN 01 2017

Kittitas County CDS

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 6-1-17	RECEIPT #: 34177	<div style="border: 1px solid black; height: 80px; width: 100%;"></div>
			DATE STAMP IN BOX

JJ

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: Pat Ellis

Mailing Address: PO Box 105

City/State/ZIP: Snogualmie Pass, WA 98068

Day Time Phone: (206) 714-1640

Email Address: pat105@live.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: 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: 670 Yellowstone Rd

City/State/ZIP: Snogualmie Pass

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

Ptn of NE 1/4, Sec 9, T22N, R11E, WM. See title report for full description

6. Property size: _____ (acres)

7. Land Use Information: Zoning: Res Comp Plan Land Use Designation: LAMIRD

8. Existing and Proposed Lot Information

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

20354 - 1.09 AC
167835 - 0.59 AC
20355 - 0.52 AC

New Acreage
(Survey Vol. ____, Pg __)

Combine into 2
parcels:
7,500 Sq Ft ±
2.03 Ac Remainder

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

9. **AUTHORIZATION**
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:

(REQUIRED if indicated on application)

X Chris Cruise (date) 5/12/2017

Signature of Land Owner of Record

(Required for application submittal):

X Edna Ellis (date) 5-22-2017

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: _____

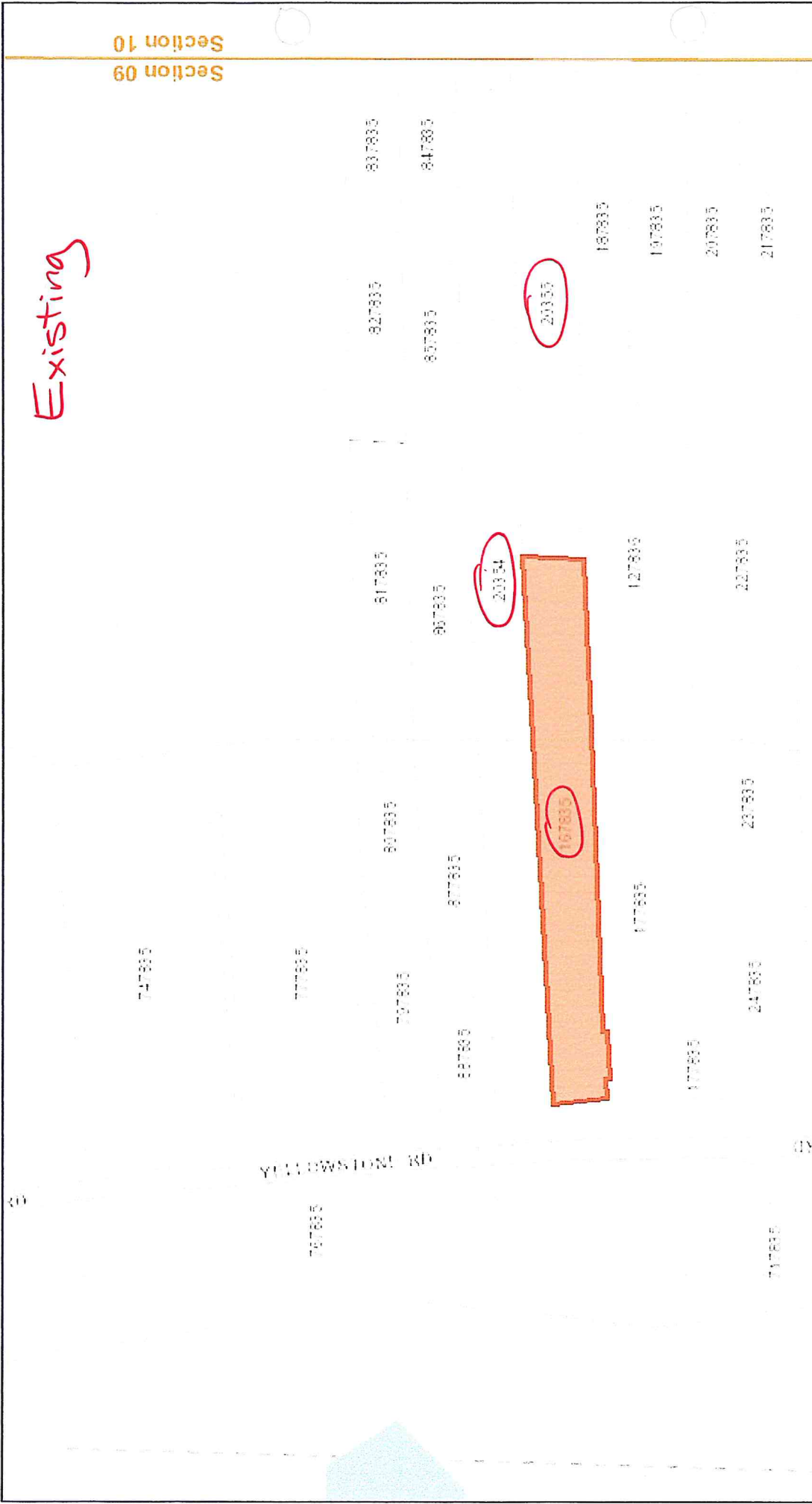
Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

Kittitas County COMPAS Map



Date: 5/31/2017

1 inch = 188 feet

Relative Scale 1:2,257

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.



Existing

39-62

VOL. PAGE

07/02/2014 02:21:38 PM V: 39 P: 82 201407030003

ELLIS

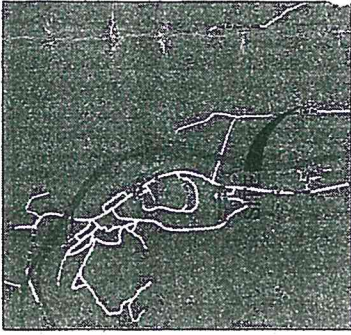
PLATT COUNTY RECORDER

BASIS OF BEARINGS
ACCEPTED A BEARING OF N89°47'29"W ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 01-4024 BASED ON FOUND REBAR AND CAPS

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. ENCUMBRANCES AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 6-SECOND NIKON NMO 8.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY NAD 83-10-080.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONTOURS EXISTING AT THAT TIME.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

Site Plan:
Existing improvements
on tax parcel 107835



VICINITY MAP

ASPHALT SURFACE

FOUND REBAR/IRON PIPE AS DESCRIBED

SET 6"x 6" IRON ROD WITH YELLOW PLASTIC CAP

SET HUB & TACK ON PROPERTY LINE

FOUND REBAR & "CAP" 1.2' SOUTH OF PROPERTY LINE

FOUND 3/4" IRON PIPE ON PROPERTY LINE

FOUND REBAR & "CAP" 1.2' SOUTH OF PROPERTY LINE

FOUND 1" IRON PIPE 0.2' N & 6.1' W OF PROPERTY CORNER

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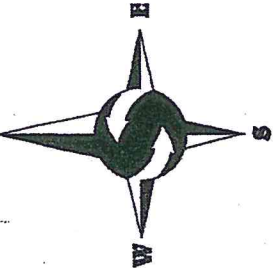
FOUND 1" IRON PIPE 0.2' N & 6.1' W OF PROPERTY CORNER

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FOUND 1" IRON PIPE 0.2' N & 6.1' W OF PROPERTY CORNER



GRAPHIC SCALE
1 INCH = 60 FT.

OLD LEGAL DESCRIPTION PARCEL 177835

BEARING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E, W.1/4, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID SECTION 9, 750 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 100 FEET TO A POINT ON SAID ROAD KNOWN AS "THE YELLOWSTONE TRAIL", THENCE SOUTH ON THE EAST LINE OF SAID ROAD 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 800 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9, 100 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE EAST 600 FEET THEREOF.

OLD LEGAL DESCRIPTION PARCEL 167835

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E, W.1/4, IN THE COUNTY OF NITTLAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
BEARING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND RUNNING THENCE SOUTH 700 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 400 FEET TO THE TRUE POINT OF BEGINNING, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 100 FEET TO A POINT ON SAID ROAD KNOWN AS "THE YELLOWSTONE TRAIL", THENCE SOUTH ON THE EAST LINE OF SAID ROAD 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 800 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9, 100 FEET TO THE TRUE POINT OF BEGINNING.

NEW LEGAL DESCRIPTION PARCEL 177835

BEARING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E, W.1/4, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID SECTION 9, 750 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 100 FEET TO A POINT ON SAID ROAD KNOWN AS "THE YELLOWSTONE TRAIL", THENCE SOUTH ON THE EAST LINE OF SAID ROAD 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 800 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9, 100 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE EAST 600 FEET THEREOF.

NEW LEGAL DESCRIPTION PARCEL 167835

BEARING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E, W.1/4, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID SECTION 9, 750 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 100 FEET TO A POINT ON SAID ROAD KNOWN AS "THE YELLOWSTONE TRAIL", THENCE SOUTH ON THE EAST LINE OF SAID ROAD 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 800 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9, 100 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE EAST 600 FEET THEREOF.

TOGETHER WITH A PORTION OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E, W.1/4, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID SECTION 9, 750 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 100 FEET TO A POINT ON SAID ROAD KNOWN AS "THE YELLOWSTONE TRAIL", THENCE SOUTH ON THE EAST LINE OF SAID ROAD 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 800 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9, 100 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE EAST 600 FEET THEREOF.

APPROXIMATE PORTION BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEARING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E, W.1/4, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID SECTION 9, 750 FEET TO THE TRUE POINT OF BEGINNING, THENCE 6°10'25" E, 4.41 FEET, THENCE N 89°47'29" W, 41.27 FEET, THENCE N 04°30'30" W, 3.75 FEET, THENCE N 89°47'29" W, 41.27 FEET, TO THE POINT OF BEGINNING.

RECORDERS CERTIFICATE
FILED FOR RECORD THIS 3RD DAY OF JULY, 2014 AT 11:00 AM
BOOK 34 OF SURVEYS, PAGE 62, AT THE REQUEST OF BITE SURVEY & MAPPING, INC.

Genevieve Patten
MANAGER

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 PATRICK ELLIS IN JANUARY, 2014.

Patrick Ellis
SURVEYOR

BOUNDARY LINE ADJUSTMENT
PATRICK ELLIS
670 YELLOWSTONE ROAD
SNOQUALMIE PASS, WA 98088

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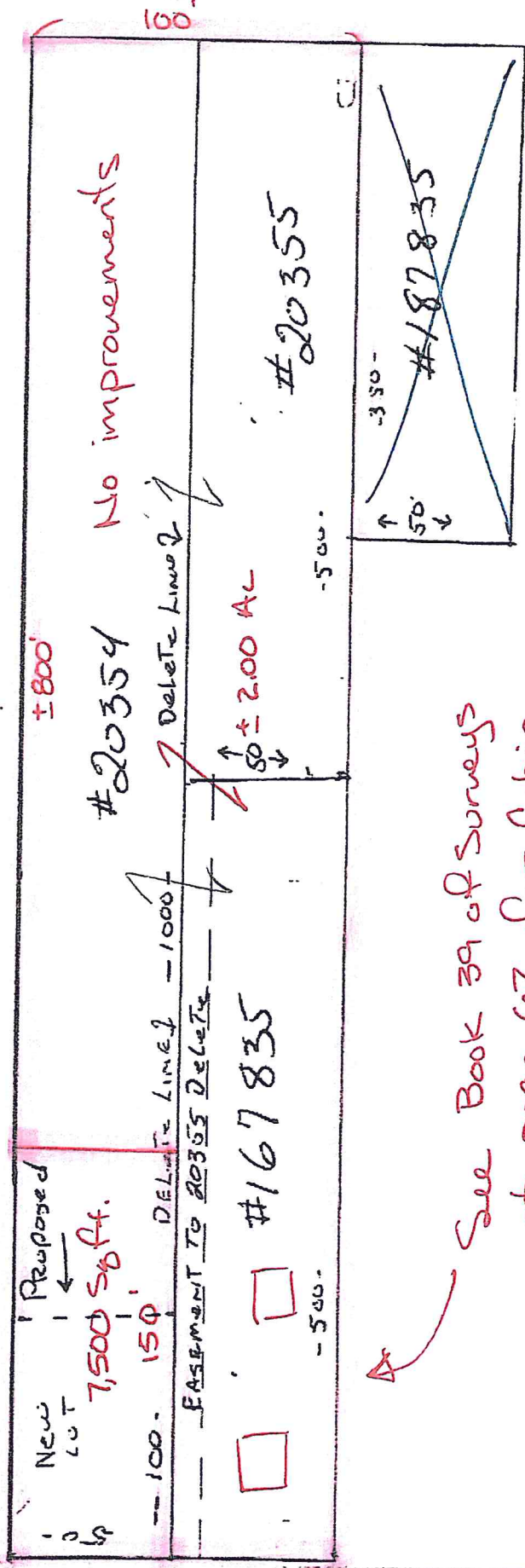


Site Survey & Mapping, Inc.
www.bitesurveyandmapping.com 10115 216th Ave NE, Edmonds, WA 98026 Phone: 425-235-1412

PROJECT#: 13-316 SHEET: 1 OF 1
SE 1/4, TWP 22N, RANGE 11E, W.M.

ELLIS LOT LINE

Proposed



See Book 39 of Surveys at page 62 for Cabin & Shop locations on tax Pcl 167835

- No other improvements on tax Pcls 20354 & 20355

Visit our World-Wide Web site at: <http://www.stewart.com>

POLICY OF TITLE INSURANCE ISSUED BY


STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

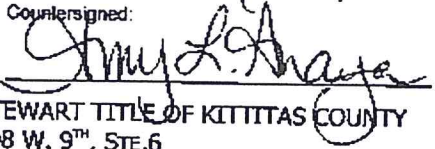
The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of the date of Policy shown in Schedule A.


Chairman of the Board

**STEWART TITLE
GUARANTY COMPANY**


President

Countersigned:




STEWART TITLE OF KITTITAS COUNTY
208 W. 9TH, STE. 6
ELLENSBURG, WA 98926

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Policy or Serial No **0-9993-3522404**

SCHEDULE A

Order Number: 17473

Policy No.: O-9993-3522404

Date of Policy: December 15, 2004 at 11:19 AM

Amount of Insurance: \$80,000.00

Premium: \$455.00

1. Name of Insured:

Pat Ellis and Sharon Ellis, husband and wife

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

Pat Ellis and Sharon Ellis, husband and wife

4. The land referred to herein is situated in the State of Washington, County of Kittitas described as follows:

See Legal Description attached hereto as Exhibit "A"

EXHIBIT "A"

PARCEL 1:

That portion of the Northeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

BEGINNING at the Northeast corner of said Section 9, and running
THENCE South along the East line thereof 650 feet to the true point of beginning;
THENCE running West, parallel with the North line of said Section 9, 950 feet, more or less, to the East line of a road known as the Yellowstone Trail.
THENCE South along the East line of said road 50 feet;
THENCE running East, parallel with the North line of said Section 9, 950 feet more or less, to the East line of the Section; running
THENCE North 50 feet along the said East line to the true point of beginning.

EXCEPTING THEREFROM any portion which may be lying within the right of way of Yellowstone Road.

PARCEL 2:

That portion of the Northeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 11 East of the W.M., in the County of Kittitas, State of Washington, described as follows:

BEGINNING at the Northeast corner of said Section 9 and running
THENCE South 700 feet to the true point of beginning;
THENCE West, parallel with the North line of said Section 9, 450 feet;
THENCE South 50 feet;
THENCE East, parallel with the North line of said Section 9, 450 feet to the East line of said Section 9;
THENCE North 50 feet along said East line to the true point of beginning.

PARCEL 3:

That portion of the Northeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington which is described as follows:

BEGINNING at the Northeast corner of said Section 9, and running
THENCE South along the East line thereof 750 feet to the true point of beginning;
THENCE West parallel with the North line of said Section, 300 feet;
THENCE South parallel with the East line of said Section 50 feet;
THENCE East parallel with the North line of said Section, 300 feet to the East line of said Section, and

ALTA OWNER'S POLICY

THENCE North along said East line to the true point of beginning.

Schedule A
Policy No: O-9993-3522404

The logo for Stewart Title Guaranty Company. It features the word "stewart" in a bold, lowercase, sans-serif font. To the left of "stewart" is a small square icon with a horizontal line extending from its right side. Below "stewart" is the phrase "title guaranty company" in a smaller, lowercase, sans-serif font.

stewart
title guaranty company

SCHEDULE B

Order Number: 17473

Policy No: O-9993-3522404

GENERAL EXCEPTIONS

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of the following:

- A. Taxes or assessments which are not now payable or which are not shown as existing liens by the records or any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- B. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by in possession, or claiming to be in possession, thereof.
- C. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

END OF GENERAL EXCEPTIONS

SCHEDULE B

Order Number: 17473

Policy No: O-9993-3522404

SPECIAL EXCEPTIONS:

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. **FUTURE LIABILITY TO ASSESSMENTS** levied by Snoqualmie Pass Sewer District #8.
2. **EASEMENT**, including terms and provisions contained therein:
 - Recorded: August 4, 1971
 - Recording no.: 369455
 - In favor of: Present and future owners
 - For: Mutual utility ditch to contain a sewer line and electrical cable
 - Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises

Refer to the record of said instrument for full particulars.

Affects Parcel 1.

3. **EASEMENT**, including terms and provisions contained therein:
 - Recorded: October 21, 1988
 - Recording no.: 516412
 - In favor of: Puget Sound Power and Light Company
 - For: Underground electric system
 - Affects: The North 10 feet of the West 310 feet of Parcel 1
4. **AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 - Between: Snoqualmie Pass Sewer District
 - And: Property owners
 - Recorded: April 21, 1986
 - Recording Number: 494870
 - Purpose: Sewer district improvements
5. **RESERVATIONS AND EXCEPTIONS**, including the terms and conditions as contained in Statutory Warranty Deed:
 - Recorded: May 24, 1939 and March 3, 1941
 - Recording No.: 147163 and 159486
 - As Follows:

The above described land shall not, at any time, be used for commercial purposes of any kind.

The above described land is subject to fire regulations of the National Forest.

SCHEDULE B

Order Number: 17473

Policy No: O-9993-3522404

6. **DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:**

Grantor:	Pat Ellis and Sharon Ellis, husband and wife
Trustee:	Stewart Title of Kittitas County
Beneficiary:	Robert E. Guyer and Marion J. Guyer, husband and wife
Amount:	\$75,000.00
Dated:	December 8, 2004
Recorded:	December 15, 2004
Recording No.:	200412150011

End of Exceptions

KITTITAS COUNTY TITLE COMPANY
103 WEST 5TH, P. O. BOX 578
ELLENSBURG WA 98926
509-925-6911

Order No.: 70580
Your Reference:

Ordered by: Khadija/ALTA Escrow

SCHEDULE A

1. Effective Date: June 16, 1994, at 5:00 p.m.

Proposed insured: Owners Policy : PATRICK S. ELLIS and SHARON ELLIS, husband and wife
Loan Policy :

2. Policy or Policies to be issued:	Amount	Premium	Tax
<input checked="" type="checkbox"/> Owner's standard coverage	\$ 27,000.00	\$ 270.00	\$ 20.25
<input type="checkbox"/> Mortgagee's standard coverage	\$	\$	\$
<input type="checkbox"/> Mortgagee's extended coverage	\$	\$	\$
<input type="checkbox"/>	\$	\$	\$

3. The Estate or Interest in the land which is covered by this Commitment is:

Fee Simple Estate

4. Title to the estate or interest in the land is at the effective date hereof vested in:

KEITH A. MILLS and LINDA M. MILLS, husband and wife

5. The land referred to in this commitment is described as follows:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Northeast corner of said Section 9 and running thence South 700 feet; thence West, parallel with the North line of said Section 9, 450 feet to the true point of beginning; thence West, parallel with the North line of said Section 9, 500 feet, more or less, to the East line of a road known as the Yellowstone Trail; thence South along the East line of said road, 50 feet; thence running East, parallel with the North line of said Section 9, 500 feet more or less to a point 450 feet West of the East line of said Section 9, thence North 50 feet; to the true point of beginning.

END OF SCHEDULE A

**SCHEDULE B - Section 1
Requirements**

The following are the requirements to be complied with:

- Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
- Item (c) The legal description submitted has been modified as set forth herein to comply with the record and the presumed intention of the parties to the transaction. The same should be examined and approved by said parties prior to closing.

**SCHEDULE B - Section 2
General Exceptions**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

- A. 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.
- B. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary line, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in acts authorizing the issuance thereof; (3) water rights, claims or title to water; whether or not the matters excepted under (1), (2) or (3) are shown by the public records; (4) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgages thereon covered by this commitment.

**SCHEDULE B - Section 2
Special Exceptions**

- 1. General taxes, fire patrol assessments and assessments for Weed District #9 for the second half of the year 1994, which become delinquent after October 31, 1994, if not paid.
Amount : \$136.76
Tax No. : 22110911023
- 2. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of .0153.

Continued

SCHEDULE B (Continued)

Order No.: 70580

3. ASSESSMENT
AMOUNT : \$1,275.00
INTEREST : 15%
FROM : August 1, 1982
ANNUAL INSTALLMENTS : 15
INSTALLMENTS PAID : 11
INSTALLMENTS DELINQUENT : 0
NEXT INSTALLMENT DELINQUENT : August 1, 1994
LEVIED BY : Snoqualmie Pass Sewer District
FOR : Treatment plant
U.L.I.D. NUMBER : 4 Parcel #39
4. ASSESSMENT
AMOUNT : \$710.00
INTEREST : 10%
FROM : September 25, 1988
ANNUAL INSTALLMENTS : 10
INSTALLMENTS PAID : 6
INSTALLMENTS DELINQUENT : 0
NEXT INSTALLMENT DELINQUENT : September 25, 1994
LEVIED BY : Snoqualmie Pass Sewer District
FOR : Water systems
U.L.I.D. NUMBER : 7 Parcel #27
5. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. (Numerous named Defendants) notice of which is given by Lis Pendens recorded on October 14, 1977, under Kittitas County recording number 417302, being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
- Supplemental notice of Lis Pendens filed June 4, 1980 under Auditor's File No. 442263, in Volume 131, page 63.
6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on February 2, 1967, under Kittitas County Auditor's File No. 335852.
In favor of : Stan Kriegel, a single man
For : A non-exclusive easement for ingress and egress over
Affects : The North eight feet of said property
7. Terms and conditions of Snoqualmie Pass Sewer District for King and Kittitas Counties, Washington, Resolution No. 86-7 recorded April 21, 1986 in Volume 243, page 403, under Kittitas County Auditor's File No. 494870.

End of Special Exceptions

Continued

SCHEDULE B (Continued)

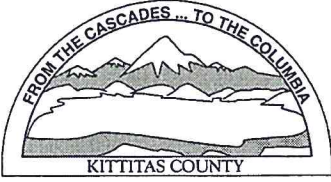
Order No.: 70580

NOTICE: A minimum fee of \$50.00 plus tax will be charged upon the cancellation of this commitment pursuant to the Washington State Insurance Code and the filed rate schedule of the Company.

END OF SCHEDULE B

LC/ba

4cc: Maria
ALTA Escrow
925 116th Ave. NE
Suite 201
Bellevue, WA 98004



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

RECEIPT NO.: 00034177

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032753

Date: 6/1/2017

Applicant: PAT ELLIS

Type: check # 5089

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-17-00010	BOUNDARY LINE ADJUSTMENT MAJOR	800.00
BL-17-00010	BLA MAJOR FM FEE	145.00
BL-17-00010	PUBLIC WORKS BLA	275.00
BL-17-00010	ENVIRONMENTAL HEALTH BLA	280.00
	Total:	1,500.00