

06/04/2021 03:54:24 PM

202106040052

\$104.50
Warranty Deed AMT
Kittitas County Auditor

Page: 1 of 2



RE EXCISE TAX PAID

Amount 1152.50

Date 6-4-2021

Affidavit No. 2021-1342

KITTITAS COUNTY TREASURER

By acw

When recorded return to:

Kittitas County Public Utility District No. 1
1400 Vantage Hwy
Ellensburg, WA 98926

Order No.: 412858AM

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Pete Bugni and Gloria Bugni, husband and wife**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to **Kittitas County Public Utility District No. 1**

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

Parcel A1, Book 43 of Surveys, page 211, ptn of the SW Quarter of Section 15, Township 19 N, Range 17 E, W.M.

Parcel A1 of that certain Survey as recorded May 14, 2021, in Book 43 of Surveys, page 211, under Auditor's File No. 202105140072, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 15, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tax Parcel Number(s): 19551

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Dated: 6/04/2021

[Signature]

Pete Bugni

[Signature]

Gloria Bugni

State of Washington } ss

County of Kittitas}

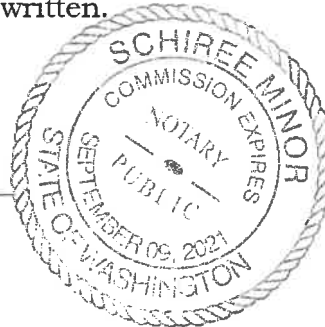
On this 4 day of June, 2021, before me, Schiree Minor a Notary Public in and for said state, personally appeared Pete and Gloria Bugni, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Washington

Residing at: Ellensburg

Commission Expires: 9/9/2021





101 W Fifth Ave., Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

June 8, 2021

Kittitas County Public Utility District No. 1
1400 Vantage Hwy
Ellensburg, WA 98926

File No.: 412858AM

We enclose herewith the following:

Policy of Title Insurance

Thank you for doing business with us. We hope to be of service to you again.

Sincerely,
AmeriTitle, LLC

SCHEDULE A

Chicago Title Insurance Company
PO Box 45023
Jacksonville, FL 32232

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
412858AM	7230647-47619967	June 4, 2021 3:54PM	\$75,000.00	\$462.00

Address Reference: NKA Bettas Rd, Ellensburg, WA 98926

1. Name of Insured:

Kittitas County Public Utility District No. 1

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Kittitas County Public Utility District No. 1

4. The Land referred to in this policy is described as follows:

Parcel A1 of that certain Survey as recorded May 14, 2021, in Book 43 of Surveys, page 211, under Auditor's File No. 202105140072, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 15, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

END OF SCHEDULE A

SCHEDULE B

Order No.: 412858AM Policy No.: 7230647-47619967

EXCEPTIONS FROM COVERAGE

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

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of 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.
7. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
8. 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: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2021

Tax Type: County

Total Annual Tax: \$34.85

Tax ID #: 19551

Taxing Entity: Kittitas County Treasurer

First Installment: \$34.85

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2021

Affects: Said premises and other land

9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.
Recorded: May 22, 1903
Book: 9 of Deeds, Page 3
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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power and Light Company
Purpose: Electric transmission and distribution line
Recorded: November 1, 1922
Instrument No.: 67537
Affects: Section 15 and other land
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Purpose: Poles
Recorded: January 9, 1926
Instrument No.: 80184
Book 43, Page 97
Affects: Portion of said Section 15 and other land
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Purpose: Poles
Recorded: July 31, 1929
Instrument No.: 96629
Book 47, Page 504
Affects: Portion of Section 15

Assignment of right-of-way recorded September 21, 1959, under Auditor's File No. 278670 to Ellensburg Telephone Company.
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: Public Utility District No. 1 of Kittitas County
Purpose: Electric transmission or distribution line
Recorded: July 18, 1940
Instrument No.: 155295
Book 62, Page 330
Affects: Portion of Section 15
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: United States of America
Recorded: October 16, 1964
Instrument No.: 316264
Book 116, Page 665
Affects: Portion of Section 15

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ellensburg Telephone Company, a Washington Corporation
Purpose: Lines of telephone and telegraph
Recorded: July 6, 1972
Instrument No.: 376438
Book 31, Page 342
Affects: A portion of Section 15
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Olympic Pipe Line Company, a corporation of Delaware
Purpose: A pipeline
Recorded: July 9, 1996
Instrument No.: 199607090061
Affects: 60 feet South of and parallel with the most Southerly electrical towers of the B.P.A. powerline
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 28, 2003
Book: 28 of Surveys Page: 168 and 169
Instrument No.: 200301280019
Matters shown:
 - a) Power line easement
 - b) Telephone line easement
 - c) BPA Easement
 - d) Notes contained thereon
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 4, 2004
Book: 29 of Surveys Page: 242 and 243
Instrument No.: 200402040026
Matters shown:
 - a) Location of 60 foot easement and cul-de-sac
 - b) Location of existing fencelines in relation to property boundaries
 - c) Location of powerlines
 - d) Location of existing road
 - e) Location of telephone line
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sagebrush Power Partners, LLC, a Delaware Limited Liability Company
Purpose: As described on document
Recorded: January 8, 2008
Instrument No.: 200801080011

20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 7, 2009
Book: 36 of Surveys Page: 140
Instrument No.: 200908070001
Matters shown:
 - a) BPA Easement
 - b) Location of existing road
 - c) 60' Easement Q in 200402040026
 - d) Power and telephone lines
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Access Road
Recorded: April 29, 2010
Instrument No.: 201004290004
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 27, 2010
Book: 37 of Surveys Page: 74
Instrument No.: 201010270027
Matters shown:
 - a) Easements as located thereon
 - b) Location of Bettas Road
 - c) Notes thereon
23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas County Public Utility District #1
Purpose: Electric distribution, transmission, and communication facilities and appurtenances
Recorded: November 4, 2010
Instrument No.: 201011040036
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Bonneville Power Administration and its assigns
Purpose: Access road and transmission line
Recorded: January 6, 2011
Instrument No.: 201101060006
Affects: That portion of said property lying within Parcel J1
25. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 14, 2021
Book: 43 of Surveys Page: 211
Instrument No.: 202105140072
Matters shown:
 - a) 30' Utility easement to be created by separate document
 - b) Notes contained thereon

END OF SCHEDULE B