

RECEIVED
MAY 08 2026

07/07/2020 10:53:31 AM

202007070029

\$188.00
Water Right HILL MICHELLE
Kittitas County Auditor

Page: 1 of 3

Kittitas County CDS



Return To:
HILL, KELLY & MICHELLE
1497 Masterson Rd
Cle Elum, WA 98922

REVIEWED
JUL 07 2020
KITITAS COUNTY TREASURER
DETAILS:

Kittitas County
WASHINGTON

Water Mitigation Certificate

THIS CERTIFICATE MUST BE RECORDED WITH THE KITITAS COUNTY AUDITOR'S OFFICE.

Grantor	Kittitas County	Permit #	WM-20-00044
Grantee	HILL, KELLY & MICHELLE	Trust Water Right #	
Map Number	20-16-33010-0014	Reecer Creek:	CS4-02261sb7@2
Site Address	MASTERSON RD CLE ELUM 98922	Date Issued	July 07, 2020
Unique Well Tag ID #	ALE-978		
Abbreviated Legal Description	ACRES 3.00; PTN. N1/2 NE1/4 SEC. 33 & PTN. S1/2 SE1/4 SEC 28 (PARCEL 2, B27 /P29-30)		

This Certificate is issued for an annual average of 275 gallons per day of indoor domestic use only. The daily maximum withdrawal allowed on any given day is 825 gallons per day, as long as the annual average is not exceeded.

This Certificate is for use on the above mentioned parcel only.

An application for a residential building permit must be submitted within two (2) years of issuance of this Mitigation Certificate.

Mitigation for indoor domestic use applies to water for drinking, bathing, sanitary purposes, cooking and laundering. It also includes incidental uses such as washing windows, car washing, cleaning exterior structures, care of household pets, etc.

Water use on this parcel from the groundwater well with the tag number listed above should not exceed the use described in the package chosen.

Issued By

Regulatory Authority

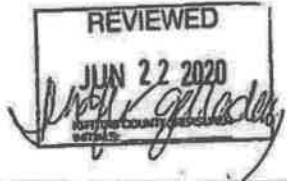
Health Officer

ALL WATER RIGHTS, EVEN SENIOR WATER RIGHTS, MAY BE SUBJECT TO CURTAILMENT. THE PURCHASER IS HEREBY GIVEN NOTICE THAT THE COUNTY'S WATER RIGHTS BACKING THIS MITIGATION CERTIFICATE COULD POTENTIALLY BE SUBJECT TO CURTAILMENT, WHICH WOULD, IN TURN, SUBJECT THE CERTIFICATE HOLDER TO SUCH CURTAILMENT. THE COUNTY MAKES NO GUARANTEE AGAINST SUCH CURTAILMENT.

06/22/2020 03:07:08 PM 202006220013
\$110.00 Agreement HILLIS CLARK MARTIN & PETERSON
Kittitas County Auditor Page: 1 of 8
KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Name: Kelly Knudde Hill
Address: PO Box 606
cle Hill WA 98922



(Space above this line is for Recorder's Use)

KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT
WATER METERING AGREEMENT

This Water Metering Agreement (the "Agreement") is made and entered into by and between Kelly Knudde Hill (the "Owner") and the County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Health Department (the "County"), sometimes referred to herein jointly as "Parties" or individually as "Party".

Recitals

WHEREAS, Owner is the owner of, or has an interest in, certain real property (the "Property") located in Kittitas County, Washington, with a parcel number and/or address of:

Parcel Number: 17778
Address: NA yet

and as more fully described on the attached Exhibit "A" and incorporated by this reference; and

WHEREAS, Owner intends to extract groundwater from a mitigated well or wells (the "well") located on the property; and

WHEREAS, the parties desire to provide for the metering of each well through the installation of a water-measurement device (the "water meter") to measure the Owner's mitigated water usage; and

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Purchase and Installation.** Owner shall install a water meter in accordance with the County's requirements for the Kittitas County Mitigation and Metering Program, including but not limited to, Kittitas County Code ("KCC") 13.40.030.

Kittitas County Auditor's Recording # 202007280030

**AFTER RECORDING RETURN TO:
ELLIS LAW OFFICES
P.O. Box 337
Cle Elum, WA 98922**

**Tax Nos./Abbrev Descrips: 17778 (Parcel 2, B27/P29-30); 355035 (parcel 3, B27/P29-30);
17780 (parcel 5, B27/P29-30); All Ptn N1/2 NE1/4 Sec. 33 & Ptn S1/2 SE1/4 Sec.28, Twp. 20
N., R. 16 E., W.M.
Documents Referenced: 200111150026; 202006170031; 202007140061**

**WELL EASEMENTS

**COME NOW WILBUR H. MUNDY and MARY ANN MUNDY, husband and wife,
hereinafter referred to as "Mundy", and KELLY HILL and MICHELLE HILL, husband and
wife, hereinafter referred to as "Hill", who in return for the exchange of easements agree as
follows:**

1. Mundy owns real property described as:

Parcels 3 and 5 as described and delineated in that certain survey recorded under Kittitas County Auditor's Recording Number 200111150026, records of Kittitas County, Washington, being a part of Sections 28 and 33, Township 20 North, Range 16 EWM, Kittitas County, Washington, and described at Book 27 of Surveys, pages 27-30, records of Kittitas County, Washington.

2. Hill owns real property described as:

Parcel 2 as described and delineated in that certain survey recorded under Kittitas County Auditor's Recording Number 200111150026, records of Kittitas County, Washington, being a part of Sections 28 and 33, Township 20 North, Range 16 EWM, Kittitas County, Washington, and described at Book 27 of Surveys, pages 27-30, records of Kittitas County, Washington.

EASEMENT 1

Easement Description. That certain Well and Wellhead identified as "w" and located within Parcel 3 as described and delineated in that certain Survey recorded under Kittitas County Auditor's Recording Number 200111150026, said Well "w" further located as shown in that certain Survey recorded under Kittitas County Auditor's Recording Number 202006170031 is hereby established for purpose utilizing, maintaining, and providing power to an underground domestic well.

1.1. **Property Burdened.** A portion of Parcel 3 described above and as identified in record of survey recorded under Kittitas County Auditor's Recording Number 202006170031 as "w".

1.2. **Property Benefitted.** Parcel 2 described above.

EASEMENT 2

Easement Description. That certain Well and Wellhead identified as "w" and located within Parcel 2 as described and delineated in that certain Survey recorded under Kittitas County Auditor's Recording Number 200111150026, said Well "w" further located as shown in that certain Survey recorded under Kittitas County Auditor's Recording Number 202006170031 is hereby established for purpose utilizing, maintaining, and providing power to an underground domestic well.

2.1. **Property Burdened.** A portion of Parcel 2 described above and as identified in record of survey recorded under Kittitas County Auditor's Recording Number 202006170031 as "w".

2.2. **Property Benefitted.** Parcel 5 described above.

3. **Maintenance.** The owner of each Parcel benefitted and their respective successors and assigns shall be responsible for all costs incurred in the maintenance and utilization of their respective well which maintenance shall include, but not limited to, prevention of water seepage onto the burdened parcel as a result of leaks in the benefitted parcel's underground water lines. The owner of each burdened Parcel and their respective successors and assigns shall maintain their respective Parcel to prevent contamination of the well located on the burdened Parcel.

EASEMENT

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4. **Underground Waterlines.** Easements for underground waterlines from wells located on Parcels 2 and 3 as established in document recorded under Kittitas County Auditor's Recording number 202007140061 re herby reconfirmed.
5. **Duration of Easements.** The easements hereinabove set forth shall be easements in perpetuity and shall run with the land for the benefit of and shall be binding upon all parties hereto, their heirs, successors and assigns.

DATED this 27 day of July, 2020.

WILBUR H. MUNDY

MARY ANN MUNDY



KELLY HILL



MICHELLE HILL

4. **Underground Waterlines.** Easements for underground waterlines from wells located on Parcels 2 and 3 as established in document recorded under Kittitas County Auditor's Recording number 202007140061 re hereby reconfirmed.
5. **Duration of Easements.** The easements hereinabove set forth shall be easements in perpetuity and shall run with the land for the benefit of and shall be binding upon all parties hereto, their heirs, successors and assigns.

DATED this 27 day of July, 2020.



WILBUR H. MUNDY




MARY ANN MUNDY


KELLY HILL

MICHELLE HILL

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that WILBUR H. MUNDY and MARY ANN MUNDY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.


WITNESSED this 27 day of July, 2020.





Notary Public in and for the State of Washington
My Commission expires: 11/1/2020

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that KELLY HILL and MICHELLE HILL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESSED this 27 day of July, 2020.




Notary Public in and for the State of Washington
My Commission expires: 11/1/2020

07/14/2020 02:48:44 PM 202007140081
\$108.50 Page: 1 of 4
Easement ELLIS LAW OFFICES
Kittitas County Auditor

REVIEWED
JUL 14 2020
KITTITAS COUNTY TREASURER
INITIALS: *EW*

AFTER RECORDING RETURN TO:
ELLIS LAW OFFICES
P.O. Box 337
Cle Elum, WA 98922

Tax Nos./Abbrev Descrips: 504636 (parcel 1, B27/P29-30); 17778 (Parcel 2, B27/P29-30); 355035 (parcel 3, B27/P29-30); 17779 (parcel 4, B27/P29-30); 17780 (parcel 5, B27/P29-30); 17781 (parcel 6, B27/P29-30) All Ptn N1/2 NE1/4 Sec. 33 & Ptn S1/2 SE1/4 Sec.28, Twp. 20 N., R. 16 E., W.M.
Documents Referenced: 200111150026; 202006170031; 202001030006

EASEMENT

COME NOW WILBUR H. MUNDY and MARY ANN MUNDY, husband and wife, hereinafter referred to as "Mundy", and KELLY HILL and MICHELLE HILL, husband and wife, hereinafter referred to as "Hill", who in return for the exchange of easements agree as follows:

1. Mundy owns real property described as:

Parcels 1, 3, 4, 5 and 6 as described and delineated in that certain survey recorded under Kittitas County Auditor's Recording Number 200111150026, records of Kittitas County, Washington, being a part of Sections 28 and 33, Township 20 North, Range 16 EWM, Kittitas County, Washington, and described at Book 27 of Surveys, pages 27-30, records of Kittitas County, Washington.

2. Hill owns real property described as:

Parcel 2 as described and delineated in that certain survey recorded under Kittitas County Auditor's Recording Number 200111150026, records of Kittitas County, Washington, being a part of Sections 28 and 33, Township 20 North, Range 16 EWM, Kittitas County, Washington, and described at Book 27 of Surveys, pages 27-30, records of Kittitas County, Washington,

EASEMENT A

Easement Description. Easement A as described and delineated in that certain Survey recorded under Kittitas County Auditor's Recording Number 202006170031 is hereby established for purposes of ingress, egress and installation of underground utilities

EASEMENT B

Easement Description. Easement B as described and delineated in that certain Survey recorded under Kittitas County Auditor's Recording Number 202006170031 is hereby established for purposes of ingress, egress and installation of underground utilities

EASEMENT C

Easement Description. Easement C as described and delineated in that certain Survey recorded under Kittitas County Auditor's Recording Number 202006170031 is hereby established for purposes of installation of underground utilities. Easement C specifically includes the right to install underground waterline running from wells located on Parcels 2 and 3 as shown and delineated in Survey recorded under Kittitas County Auditor's Recording Number 202006170031 to those parcels identified below as benefitting parcels.

1. **Property Burdened.** Those portions of Parcels 1 through 6 described above and as identified in record of survey recorded under Kittitas County Auditor's Recording Number 202006170031 as Easements A, B, and C respectively.
2. **Property Benefited.** Parcels 1 through 6 described above and Parcel 1 as described and delineated in Survey 202001030006 which includes those portions of property currently identified as Kittitas County Assessor's Tax Parcel Numbers 283236 and 785235.
3. **Maintenance.** Each party hereto and their successors and assigns shall be responsible for their prorated cost of all maintenance with respect to gravel road presently or to be constructed over and across easements above referenced. Such maintenance shall include snow removal, application of additional gravel, ditching and grading as reasonably necessary to maintain a reasonably smooth gravel surface. Any improvement of the road to a condition better than a gravel surfaced roadway shall be accomplished only with the consent of the parties owning Parcels 1 through 6 hereinabove described. However, if any property owner does not consent to an improvement, the other property owner(s) may nevertheless provide and pay for such improvement, provided, however, that the non-consenting party shall

EASEMENT

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not be required to bear any cost of said improvement or of any increased maintenance which may be caused by such improvement.

- 4. **Underground Waterline.** Underground waterlines from wells located on Parcels 2 and 3 as described and delineated in the Surveys 202006170031 shall be in the most direct route from existing wellhead to the property of any party utilizing such wells. Any party digging to install an underground waterline or maintain, repair or replace a then existing underground water pipeline shall be required to immediately restore the surface as nearly as possible to its condition immediately preceding such digging/construction.
- 5. **Duration of Easement.** The easements hereinabove set forth shall be easements in perpetuity and shall run with the land for the benefit of and shall be binding upon all parties hereto, their heirs, successors and assigns.

DATED this 13 day of July, 2020.

Wilbur H. Mundy
WILBUR H. MUNDY

Mary Ann Mundy
MARY ANN MUNDY

Kelly Hill
KELLY HILL

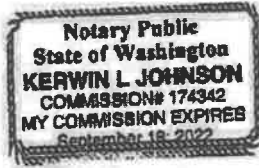
Michelle Hill
MICHELLE HILL

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that WILBUR H. MUNDY and MARY ANN MUNDY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13th day of July, 2020.

(Notary Seal)



[Signature]
Notary Public in and for the State of Washington
My Commission expires: 09/18/2022

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that KELLY HILL and MICHELLE HILL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 14 day of July, 2020.



[Signature]
Notary Public in and for the State of Washington
My Commission expires: 11/27/2022