

BROWN PROP LEGAL ACS

**EXHIBIT 'A'**



File No. 676813AM

Kittitas County CDS

**TRACT 1:**

That portion of the East Half of the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter of Section 20, and the West Half of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter of Section 21; all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the County Road and South and West of the Southwesterly boundary line of the right of way of the Ellensburg Water Company Canal,

**EXCEPT:**

- 1) A strip of land 100 feet in width extending over and across a portion of said premises as conveyed by C. Eidal and Sadie M. Eidal, his wife, to the Chicago, Milwaukee and St. Paul Railway Company of Washington, a Corporation, by deed dated February 6, 1907, recorded in Book 14 of Deeds, page 483;
- 2) A strip of land 100 feet in width extending over and across a portion of the said premises as conveyed by Sarah M. Wold and Peter A. Wold, her husband to the Chicago, Milwaukee and St. Paul Railway Company of Washington, a Corporation, by deed dated February 27, 1907, recorded in Book 14 of Deeds, page 568;
- 3) A triangular shaped tract of land in the Southeast Quarter of the Northeast Quarter of said Section 20, as conveyed by C.O. Eidal and Sadie M. Eidal, husband and wife, to the Chicago, Milwaukee and Puget Sound Railway Company, a Corporation, by deed dated July 25, 1911, recorded in Book 23 of Deeds, page 154, wherein said grantors also relinquished their right to two certain siphons or water conduits then established adjacent to their land; reference to record of said deed is hereby made for a further description of said tract and for further particulars;
- 4) All that portion of the Northwest Quarter of the Southwest Quarter of said Section 21 that lies North and East of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and South and East of the right of way of the Olson Ditch, as conveyed by C.O. Eidal and S.M. Eidal, husband and wife, to Fred Wippel, by deed dated November 27, 1925, recorded in Book 66 of Deeds, page 132.
- 5) That portion of the East Half of the Northeast Quarter of Section 20 conveyed to the State of Washington for highway purposes by deed recorded April 12, 1978, under Auditor's file No. 421587.
- 6) That portion of the Northeast Quarter of the Southeast Quarter of Section 20 and that portion of the Northwest Quarter of the Southwest Quarter of Section 21 conveyed to Pat Walton and Ellen Newman, husband and wife by deed recorded April 10, 2012 under Auditor's File No. 201204100026.
- 7) That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the County Road and South and West of the Southwesterly boundary line of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.);

**EXCEPTING FROM NO. 7 ABOVE:**

- 1) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, and that portion of the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Subdivision Guarantee Policy Number: 72156-48694464

Beginning at the Southeast corner of said Section 20, thence North 00°38'31" East, along the East boundary of said Section 20, 1809.09 feet to the Northerly right of way of the county road (Dry Creek Road); thence North 40°17'48" West, along said Northerly right of way, 9.97 feet to a point approximately 10 feet North of the center of Olsen Ditch and the true point of beginning for said described parcel; thence on a line approximately 10 feet North of and parallel to said center of Olsen Ditch the following two courses: North 75°20'36" East, 460.19 feet; and North 81°43'51" East, 97.47 feet to the Southerly boundary of the John Wayne Trail (Former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence North 51°21'07" West, along said Southerly boundary of the John Wayne Trail, 343.86 feet; thence South 38°38'53" West, 60.00 feet to a point 60.00 feet South, perpendicular measure, of said Southerly boundary of the John Wayne Trail; thence North 51°21'07" West, 60.00 feet South of and parallel to said Southerly boundary of the John Wayne Trail, 243.71 feet; thence South 49°42'12" West, 325.95 feet to the Northerly right of way said county road; thence South 40°17'48" East, along said Northerly right of way, 314.34 feet to the true point of beginning and end of said described parcel.

2) That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southwest corner of said Section 21, thence North 00°38'31" East, along the West boundary of said Section 21, 1809.09 feet to the Northerly right of way of the county road (Dry Creek Road); thence North 40°17'48" West, along said Northerly right of way, 9.97 feet to a point approximately 10 feet North of the center of Olsen Ditch; thence on a line approximately 10 feet North of and parallel to said center of Olsen Ditch the following two courses: North 75°20'36" East, 460.19 feet; and North 81°43'51" East, 97.47 feet to the Southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence North 51°21'07" West, along said Southerly boundary of the John Wayne Trail, 343.86 feet to the true point of beginning for said described parcel; thence South 38°38'53" West, 60.00 feet to a point 60.00 feet South, perpendicular measure, of said Southerly boundary of the John Wayne Trail; thence North 51°21'07" West, 60.00 feet South of and parallel to said Southerly boundary of the John Wayne Trail, 243.71 feet; thence South 49°42'12" West, 44.65 feet to the said West boundary of Section 21; thence North 00°38'31" East, along said West boundary, 131.76 feet to said Southerly boundary of the John Wayne Trail; thence South 51°21'07" East, along said Southerly boundary, 333.40 feet to the true point of beginning and end of said described parcel.

8) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, that lies North and East of the Northeasterly boundary line of the County Road and South of the following described line:

Beginning at the Southeast corner of said Section 20, thence North 00°38'31" East, along the East boundary of said Section 20, 1809.09 feet to the Northerly right of way of the county road (Dry Creek Road); thence North 40°17'48" West, along said Northerly right of way, 9.97 feet to a point approximately 10 feet North of the center of Olsen Ditch and the true point of beginning for said described line; thence North 75°20'36" East, 6.77 feet to the East boundary of said Section 20 and the end of said described line.

**TRACT 2:**

Parcel B of that certain Survey as recorded January 23, 1995, in Book 20 of Surveys, pages 193 and 194, under Auditor's File No. 578637, records of Kittitas County, Washington; being a portion of the Subdivision Guarantee Policy Number: 72156-48694464