

12/27/2023 02:30 PM 202312270022
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Warranty Deed
Kittitas County, County Auditor

WHEN RECORDED RETURN TO:

Name: Blues River Properties, LLC
Address: 24533 148th Ln SE
Kent, WA 98042

RE EXCISE TAX PAID

Amount \$2005.00
Date 12/27/2023
Affidavit No. 2023-2117
KITTITAS COUNTY TREASURER
By Kristen Washington

Escrow Number: 818236RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Tori Holmes, who acquired title as Tori Broughton, as her separate estate for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Blues River Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 10, Block 1, Elk Meadows, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, Pages 67 through 71, records of said County.


Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Elk Meadows Lot 10, Block 1 Sec. 22; TWP. 20, RGE. 14

Tax Parcel Number(s): 240634

Dated: December 21, 2023

This page is attached to and made a part of the Statutory Warranty Deed



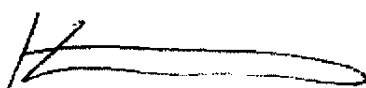
Tori Holmes

STATE OF Washington

COUNTY OF ~~Kittitas~~ King

This record was acknowledged before me on Dec 21st 2023 by Tori Holmes.





Name: Kaylee Peterson
My Commission Expires: 10-3-2026

Exhibit A

Subject To:

1. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
2. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.
3. 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.
4. Reservation of Oil, gas, minerals, including the terms and provisions contained therein, in deed from Frank Bianchatto and Mabel Bianchetto.
Recorded: November 2, 1951
Instrument No.: 226114
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.
5. 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: Puget Sound Power and Light Company
Recorded: August 27, 1963
Instrument No.: 306766
6. Easements, reservations, notes and/or dedications as shown on the official plat of Elk Meadows.
7. Navigable Water Abuts the Land
 - (a) Rights, if any, of the property owners abutting Yakima River, or adjoining streams or water in and to the waters of the lake and in and to the bed thereof.
 - (b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom.
 - (c) Navigable servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof.
 - (d) The consequence of any change in the location of the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Yakima River.

End of Exhibit A