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Agreement

MCGREGOR LAND HOLDINGS

Kittitas County Auditor



MLH
SP-24-00014

REVIEWED

JUL 29 2026

KITTITAS COUNTY TREASURER

INITIALS: EH

mcgregor land Holdings
5045 Robinson Cyn Rd
Ellensburg WA 98926

RECEIVED
AUG 05 2026
Kittitas County CDS

TWO PARTY SHARED WELL WATER USERS AGREEMENT

Well ID Number: ALB 978

Serves Parcel Number: D 962799

Lot Number: D of Fly M Ranch Subdivision

Physical Address: 730 Flying M Dr, Cle Elum

AND

Parcel Number: A 5046368 + 961873

Lot Number: A of Flying M Ranch Subdivision

Physical Address: 2500 Masterson Rd, Cle Elum

Ownership of the Well and Waterworks

It is agreed by the parties that each of said parties shall be and is hereby granted an undivided one-half interest in and to the use of the well and water system to be constructed. Each party shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes.

Cost of Water System Construction

Both parties herein agree to share equally in the cost incurred in well site approval, well construction, and construction and/or installation of the waterworks equipment, the pump house and water distribution pipes, and initial well water quality tests.

Cost of Maintenance of Water System

Each party hereto covenants and agrees that they shall equally share the maintenance and operational costs of the well and water system herein described.

Water Line Easements

Wayne & Kristi GOTS, Parcel C, Flying M Ranch, Lot C
(owner name and parcel #, name of subdivision, and lot number containing the well)

GRANTS

Bill & Mary Ann Munday, Parcel/Lot D
(owner name, parcel #, name of subdivision, and lot number adjacent to well)

An easement for the use and purpose of conveying water from the well to the property of
McGregor Land Holdings, Greg Lutovsky, Parcel A
(owner name, parcel #, name of subdivision, and lot number adjacent to well).

Said easement shall be five (5) feet in width and shall extend on, over, across, and underneath said strip of land from designated well site to shared property line. No new permanent type of building shall be allowed to be constructed upon the water line easement except as needed for the operation of the well and water system.

Maintenance and Repair of Pipelines

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property. Cost of repairing or maintaining common distribution pipelines shall be born equally by both parties. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property. Water pipelines shall not be installed within 10 feet of a septic tank or sewage disposal drain field lines.

Prohibited Practices

The parties herein, their heirs, successors and/or assigns, will not construct any potential source of contamination, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for two-party domestic use. Any potential source of contamination may include but is not limited to: septic drainfields, sewer lines, underground storage tanks, feed stations and/or grazing animal pens where manure can accumulate, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind. New structures and/or barns shall meet required setbacks and not harbor any potential source of contamination. The parties will not cross connect any portion or segment of the water system with any other water source or waste water disposal outlet without prior written approval of the Kittitas County Public Health Department and/or other appropriate governmental agency.

Provisions for Continuation of Water Service

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with water supply requirements of the State of Washington and Kittitas County. In the event that the quality or quantity of water from the well becomes unsatisfactory the parties shall develop a new source of water. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

Restriction on Furnishing Water to Additional Parties

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any other persons, properties, or dwelling without prior consent of both property owners and written approval from the Kittitas County Public Health Department.

Restriction on Water Use

Use restrictions are set at the time of water budget neutral determination and associated with the parcel. The amount of water allowed is recorded on the deed of the parcel and may be monitored and recorded depending on the source of the water rights. Water use for the lots referenced within this agreement are 1.655 acre feet/year for parcel # D and 1.655 acre feet/year for parcel # A. (Include indoor and outdoor use restrictions).

Termination of this Agreement

This agreement may be revoked at any time; however, it may not be revoked without each property obtaining a sufficient acceptable potable water source and prior consent of both property owners. Termination of this agreement shall require the property owners to provide: 1) proof of a notarized revocation of this agreement and 2) proof of the potable water source for each property to the Kittitas County Health Department for review and approval. After, review and approval by the health department the property owners shall then file: 1) the notarized revocation of this agreement and 2) proof of the potable water source approved by the health department for each property at the Kittitas County Auditor's Office as a recorded document that runs with the title of the land.

Heirs, Successors, and Assigns

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof.

Signed: W. H. Bill Mundy

Owner(s) of Property with the Well

Print Name: W. H. Bill Mundy

State of Washington)

County of KITTITAS)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 27th day of May, 2026, personally appeared before me

Wilbur Mundy to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

SARA MALLAMO
Notary Public
State of Washington
Commission #136551
Expires May 28, 2027

Sara Mallamo
Notary Public in and for the State of Washington,
Residing in: Cle Elum, WA 98922
My Commission Expires: 05/28/2027

Signed: Greg A. Lufovsky
Owner(s) of Second Property Served by the Shared Well

Print Name: Greg A. Lufovsky

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 27th day of May, 2026, personally appeared before me

Greg Lufovsky to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

SARA MALLAMO
Notary Public
State of Washington
Commission #136551
Expires May 28, 2027

Sara Mallamo
Notary Public in and for the State of Washington,
Residing in: Cle Elum, WA 98922
My Commission Expires: 05/28/2027