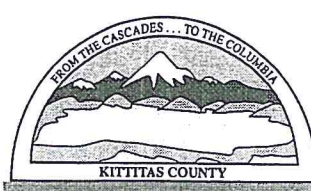


BL-17-00007



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$800.00 Kittitas County Community Development Services (KCCDS)

\$275.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$280.00 Kittitas County Public Health Department Environmental Health

\$1,500.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): [Signature]

DATE: 5/9/2017

RECEIPT #: 00033832

RECEIVED

MAY 09 2017

KITITITAS COUNTY

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

JJ

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form

Name: Gordon Gallagher
Mailing Address: ~~3800 Carroll Rd.~~ 9500 NE 137th St
Kirkland
City/State/ZIP: ~~Ellensburg WA 98926~~ 98034
Day Time Phone: 206-617-4960
Email Address: gordygallagher@yahoo.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.com

3. Name, mailing address and day phone of other contact person
If different than land owner or authorized agent.

Name: Marlene Pfeifer
Mailing Address: 2109 W Dolarway Rd Ste 2
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-0702
Email Address: marlene@elltel.net

4. Street address of property:

Address: 3800 Carroll Rd.
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property (attach additional sheets as necessary):

Parcels B1 and B2 of Book 36 of Surveys at Page 178
See title report for full description

6. Property size: 56.57 (acres)

7. Land Use Information: Zoning: AG-20 Comp Plan I and Use Designation: Rural-Working

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

956155 - 6.57Ac

16.57Ac 16.35Ac

280336 - 50Ac

40Ac 40.22Ac

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 4/19/2017

X [Signature] (date) 4-26-17

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

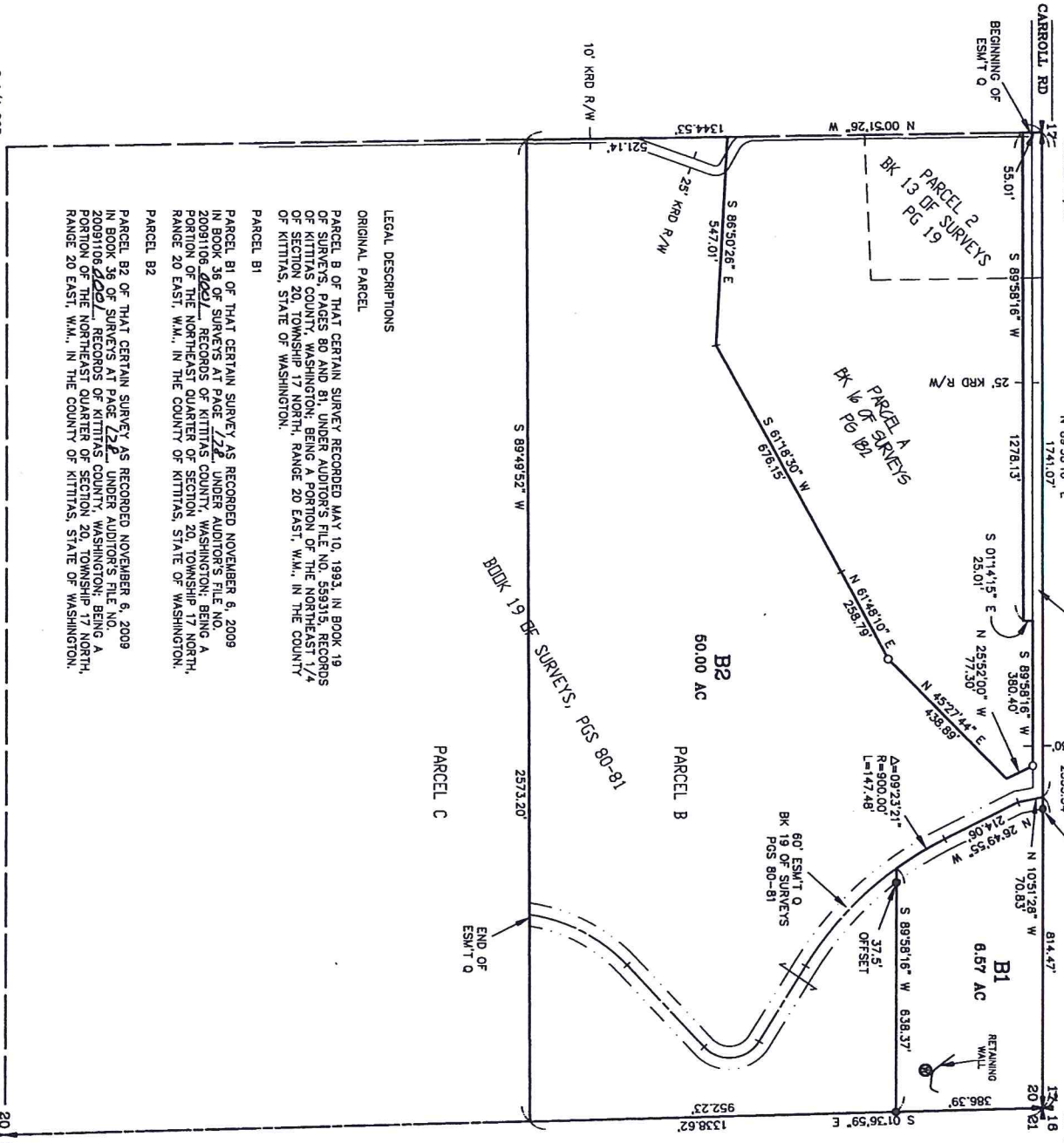
By: _____

**PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.**

FD USGLO WITNESS COR
N 015606 W, 17.82
VISITED 11/09

NORTH 30' OF NW 1/4 NE 1/4 SUBJECT TO
PRESERVATIVE RIGHTS OF KITITAS CO.
FOR COUNTY ROAD RIGHT OF WAY
PER BK 19 OF SURVEYS, PGS 80-81
1741.07'

FD USGLO BRASS CAP
SEE BK 16 OF SURVEYS
PG 182, VISITED 11/09



- LEGEND**
- SET 5/8" REBAR W/ CAP
 - "CRUSE 36815"
 - FOUND PIN & CAP - LS 18092
 - — — EASEMENT
 - ⊙ — — — WELL



NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS, PAGES 80-81 AND THE SURVEYS REFERENCED THEREON.
4. THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN ADMINISTRATIVE SEGREGATION APPLICATION AND IS EXEMPT FROM SUBDIVISION CODE UNDER KCC 16.04.020(5).

AUDITOR'S CERTIFICATE
Filed for record this 6th day of NOVEMBER,
2009, at 9:23 A.M., in Book 36 of Surveys at
page(s) 178 at the request of Cruse & Associates.
GERALD V. PETTIT BY: *G. Schwanke*
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of GORDON GALLAGHER in NOVEMBER of 2009.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 38815
DATE 11/16/2009

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926 (509) 982-6242
P.O. Box 959
982-6242

GALLAGHER PROPERTY

LEGAL DESCRIPTIONS
ORIGINAL PARCEL
PARCEL B OF THAT CERTAIN SURVEY RECORDED MAY 10, 1993, IN BOOK 19 OF SURVEYS, PAGES 80 AND 81, UNDER AUDITOR'S FILE NO. 559315, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.
PARCEL B1
PARCEL B1 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 9, 2009 IN BOOK 36 OF SURVEYS AT PAGE 178, UNDER AUDITOR'S FILE NO. 20091106, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.
PARCEL B2
PARCEL B2 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 9, 2009 IN BOOK 36 OF SURVEYS AT PAGE 178, UNDER AUDITOR'S FILE NO. 20091106, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

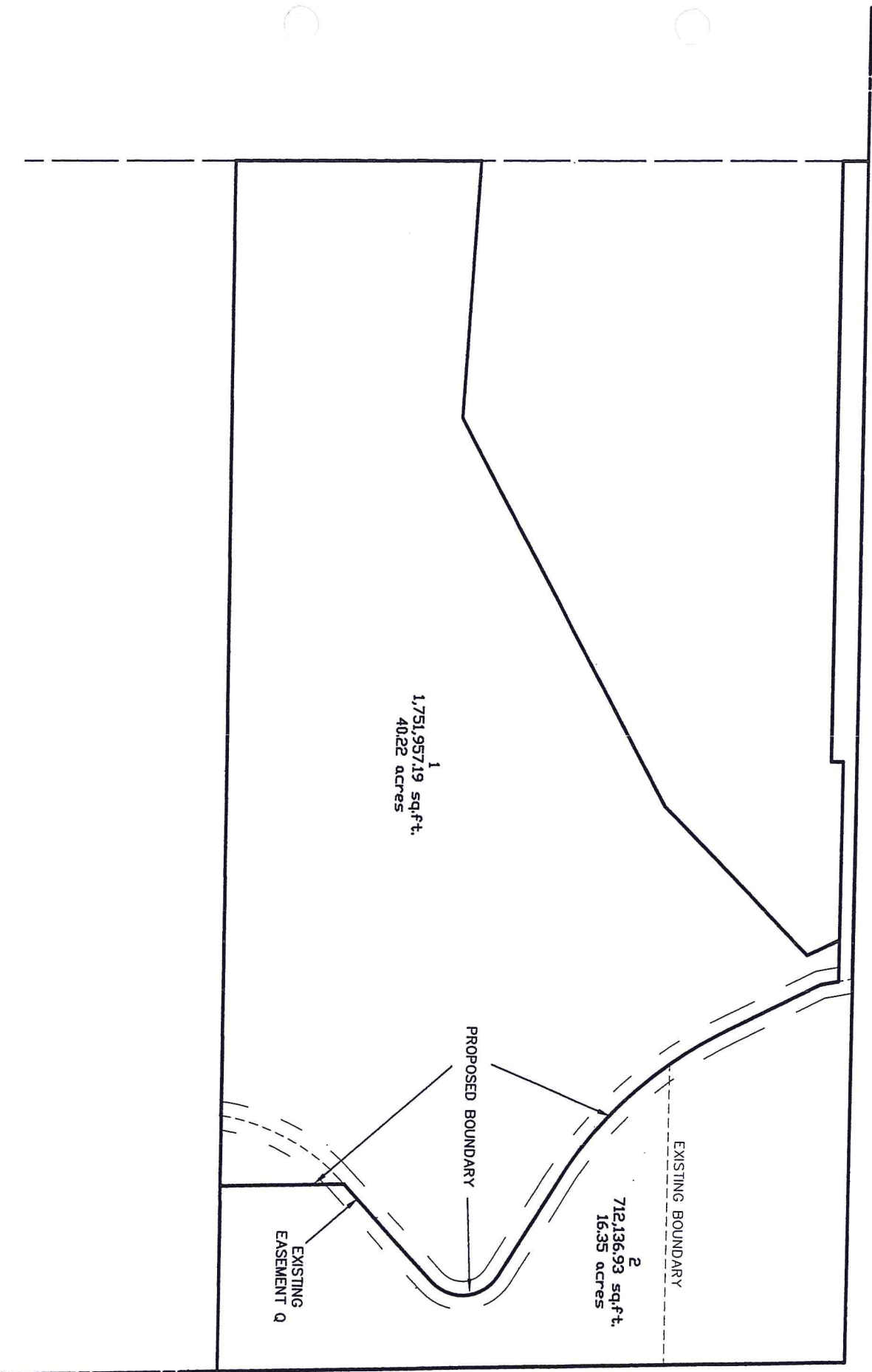
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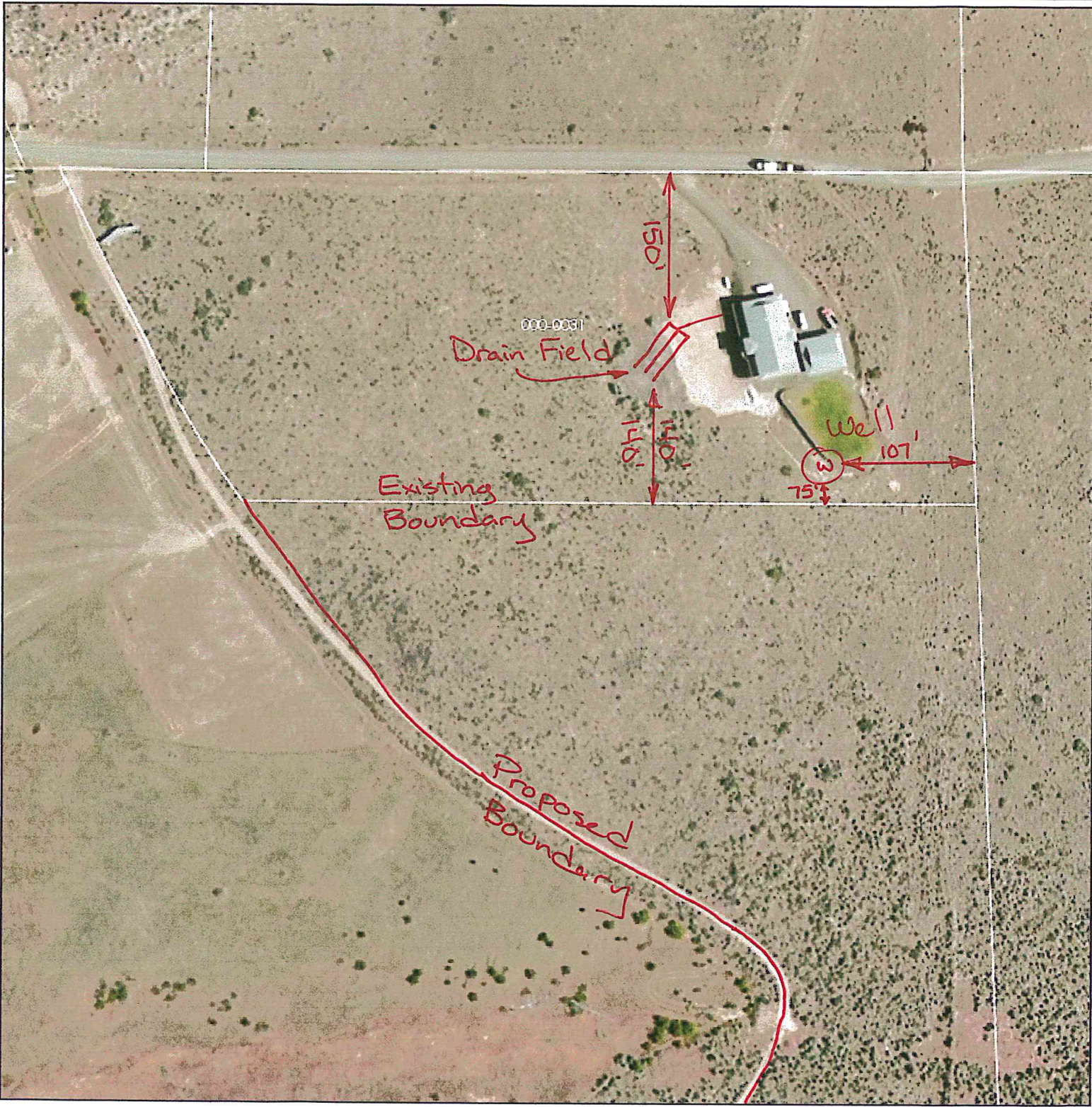
							X	X

11/09/2009 09:03:41 AM V: 36 P: 178 200911060001
Kititas County Public Information Services
200911060001
36-178
Existing
200911060001

Proposed



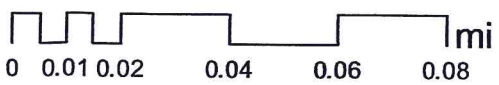
Kittitas County COMPAS Map Site Plan



Date: 5/8/2017

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



Kittitas County COMPAS Map

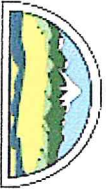
Proposed



Date: 5/8/2017

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



1 inch = 376 feet

Relative Scale 1:4,514

Narrative -

Adjust boundary to make non-conforming parcel with house larger. New descriptions will be on survey completed for final approval.

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45618113

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: April 20, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

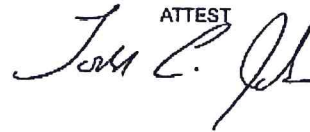
By:



President



ATTEST



Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-45618113

AMENDED SUBDIVISION GUARANTEE

Order No.: 167655AM
Guarantee No.: 72156-45618113
Dated: April 20, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Gallagher

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel B2 of that certain Survey as recorded November 6, 2009, in Book 36 of Surveys, page 178, under Auditor's File No. 200911060001, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Gordon A. Gallagher, a single man, as to a portion of said premises and Gordon A. Gallagher I LLC, a Washington limited liability company, as to the remainder

END OF SCHEDULE A

(SCHEDULE B)

Order No: 167655AM
Policy No: 72156-45618113

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes for the year 2016, a Lien, the first half is paid and the second half is delinquent
Parcel No.: 280336
In the original amount of: \$147.22

7. 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

Subdivision Guarantee Policy Number: 72156-45618113

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: or call their office at (509) 962-7535.

Tax Year: 2017

Tax Type: County

Total Annual Tax: \$305.16

Tax ID #: 280336

Taxing Entity: Kittitas County Treasurer

First Installment: \$152.58

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2017

Second Installment: \$152.58

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2017

8. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

9. 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.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

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: Public Utility District #1

Purpose: To construct and maintain distribution lines

Recorded: July 18, 1940

Instrument No.: 155312

Affects: Said premises and other land

11. Permanent non-exclusive easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: State of Washington, Department of Natural Resources

Purpose: Conveyed for sale purpose of constructing and/or maintaining a road to provide access to and from lands presently owned by or hereinafter acquired by the grantee

Recorded: June 7, 1974

Instrument No.: 390199

Affects: The North 30 feet of the Northeast Quarter of Section 20, Township 17 North, Range 20 East, W.M.

12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford,

Subdivision Guarantee Policy Number: 72156-45618113

insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Neil Bisyak and Joanne L. Bisyak, husband and wife and Fred Christen, an unmarried man, as his separate estate.
Recorded: January 8, 1991
Volume: 318, Page 1858
Instrument No.: 536193
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.
14. Agreement for Road and Irrigation Easement, including the terms and provisions thereof for the purposes stated therein and rights incidental thereto as set forth in instrument:
Between: Kenneth Hash, a single man and Stanley McCune and Elizabeth H. McCune, husband and wife
Recorded: February 10, 1992
Instrument No.: 546492
Volume 328, Page 1533
15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Stanley McCune and Elizabeth H. McCune, husband and wife.
Recorded: February 10, 1992
Volume: 328, Page 1537
Instrument No.: 546493
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.
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation structures
Recorded: February 10, 1992
Instrument No.: 546493
Volume 328, Page 1537
Affects: A portion of said premises
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 6, 2009
Book: 36 of Surveys Page: 178
Instrument No.: 200911060001
Matters shown:
 - a) 60' Easement Q, as shown thereon
 - b) Prescriptive rights of Kittitas County for County Road right of way
 - c) KRD right of way

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel B2, Book 36 of Surveys, pg 178, ptn NE Quarter of Section 20, Township 17N, Range 20E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45618112

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: April 20, 2017

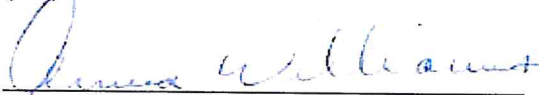
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

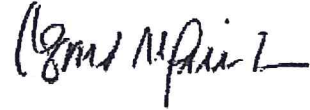
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

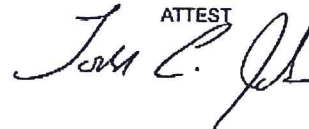
By:



President



ATTEST



Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-45618112

SUBDIVISION GUARANTEE

Order No.: 167651AM
Guarantee No.: 72156-45618112
Dated: April 20, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Gallagher

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel B1 of that certain Survey as recorded November 6, 2009, in Book 36 of Surveys, page 178, under Auditor's File No. 200911060001, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Gordon A. Gallagher, an unmarried man

END OF SCHEDULE A

(SCHEDULE B)

Order No: 167651AM
Policy No: 72156-45618112

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. 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: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$2,938.13
Tax ID #: 956155
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,469.07
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,469.06
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017

7. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. 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.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

9. 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 #1

Purpose: To construct and maintain distribution lines over and across a portion of Section 20, Township 17 North, Range 20 East, W.M., Single poles to be used

Recorded: July 18, 1940

Instrument No.: 155312

Affects: Said premises and other land

10. Permanent non-exclusive easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: State of Washington, Department of Natural Resources

Purpose: Conveyed for sale purpose of constructing and/or maintaining a road to provide access to and from lands presently owned by or hereinafter acquired by the grantee

Recorded: June 7, 1974

Instrument No.: 390199

Affects: The North 30 feet of the Northeast Quarter of Section 20, Township 17 North, Range 20 East, W.M.

11. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Neil Bisyak and Joanne L. Bisyak, husband and wife and Fred Christen, an unmarried man, as his separate estate.

Recorded: January 8, 1991

Volume: 318, Page 1858

Instrument No.: 536193

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.

13. Agreement for Road and Irrigation Easement, including the terms and provisions thereof for the purposes stated therein and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-45618112

Granted To: Kenneth Hash, a single man and Stanley McCune and Elizabeth H. McCune,
husband and wife

Recorded: February 10, 1992

Instrument No.: 546492

Volume 328, Page 1533

14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Stanley McCune and Elizabeth H. McCune, husband and wife.
Recorded: February 10, 1992
Volume: 328, Page 1537
Instrument No.: 546493
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.
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigation structures
Recorded: February 10, 1992
Instrument No.: 546493
Volume 328, Page 1537
Affects: A portion of said premises
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 6, 2009
Book: 36 of Surveys Page: 178
Instrument No.: 200911060001
Matters shown:
 - a) 60' Easement Q, as shown thereon
 - b) Prescriptive rights of Kittitas County for County Road right of way
 - c) KRD right of way
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$253,500.00
Trustor/Grantor: Gordon A. Gallagher, a single man
Trustee: Fidelity National Title Group - Chicago Title
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Quicken Loans Inc.
Dated: November 30, 2012
Recorded: December 26, 2012
Instrument No.: 201212260071
18. A portion of the access to said premises is over Kittitas Reclamation District Lateral, and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
19. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

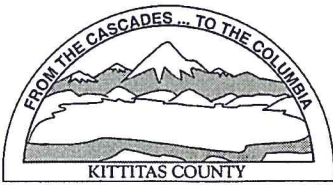
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel B1, Book 36 of Surveys, pg 178, ptn NE Quarter of Section 20, Township 17N, Range 20E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00033832

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032656

Date: 5/9/2017

Applicant: GALLAGHER, GORDON A

Type: check # 5499

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-17-00007	BOUNDARY LINE ADJUSTMENT MAJOR	800.00
BL-17-00007	BLA MAJOR FM FEE	145.00
BL-17-00007	PUBLIC WORKS BLA	275.00
BL-17-00007	ENVIRONMENTAL HEALTH BLA	280.00
	Total:	1,500.00