



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

BL-19-00013

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.

- JB* 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.
- OB* Signatures of all property owners.
- OC* 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.
- OA* 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.
- CA* 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.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

\$750.00	Kittitas County Community Development Services (KCCDS)
\$275.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$320.00	Kittitas County Public Health Department Environmental Health
\$1,490.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 6-27-19	RECEIPT # CD19-01638	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> RECEIVED JUN 27 2019 Kittitas County CDS </div>
DATE STAMP IN BOX			

Handwritten initials/signature

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: Theresa G. Bugni
Mailing Address: 1370 Lambert Rd
City/State/ZIP: Cle Elum, WA 98922-9154
Day Time Phone: 509-312-9406
Email Address: _____

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 / Cruse & Assoc.
Mailing Address: P. O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: crusecndassoc@kvalley.com

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

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: Lambert Road
City/State/ZIP: Cle Elum, WA 98922

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

Parcel 3C, Bk 35 of Surveys pgs 111-113 and
Parcel 1, 2 & 3, Bk 35 of Surveys, pgs 67-68

6. **Property size:** 42.56 total (acres)

7. **Land Use Information:** Zoning: Forest & Range Comp Plan Land 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 ____)
955402 (22.97Ac.) (27.56)	
955409 (4.59Ac.) (total)	5.00
125834 (5.00)	5.00
955393 (5.00)	5.00
955394 (5.00)	27.56

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 Cruse (date) 6/27/2019

X J. Bueyri (date) 6/27/19

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: _____

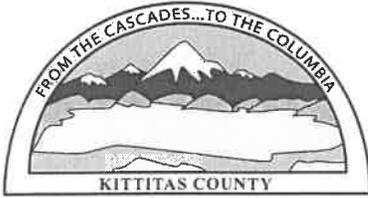
Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD19-01638

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: BUGNI, THERESA
201 N PINE ST
ELLENSBURG WA 98926

Cashier: KATHY BOOTS
Payment Type: CHECK (2317)

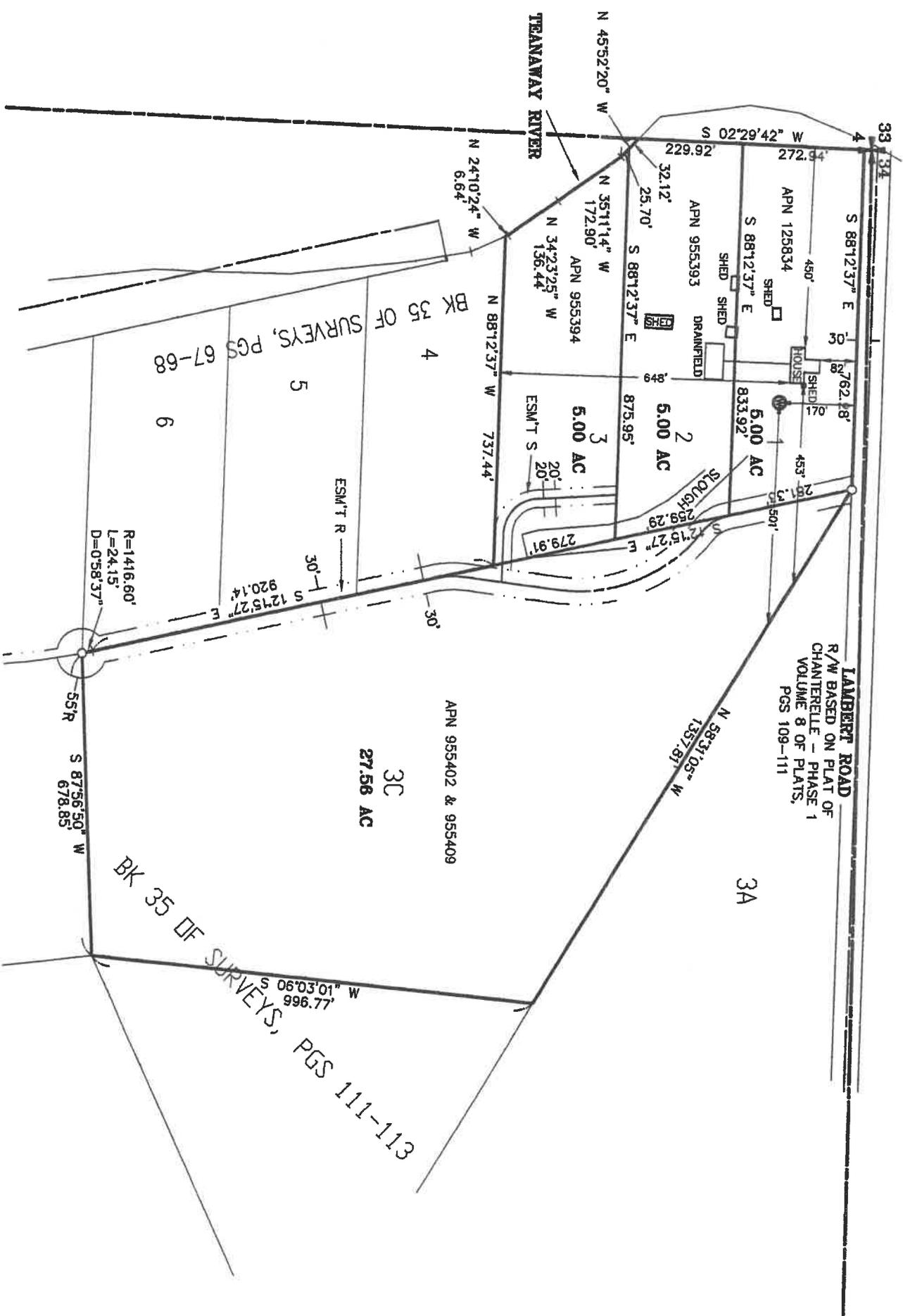
Date: 06/27/2019

BL-19-00013 **Boundary Line Adjustment**

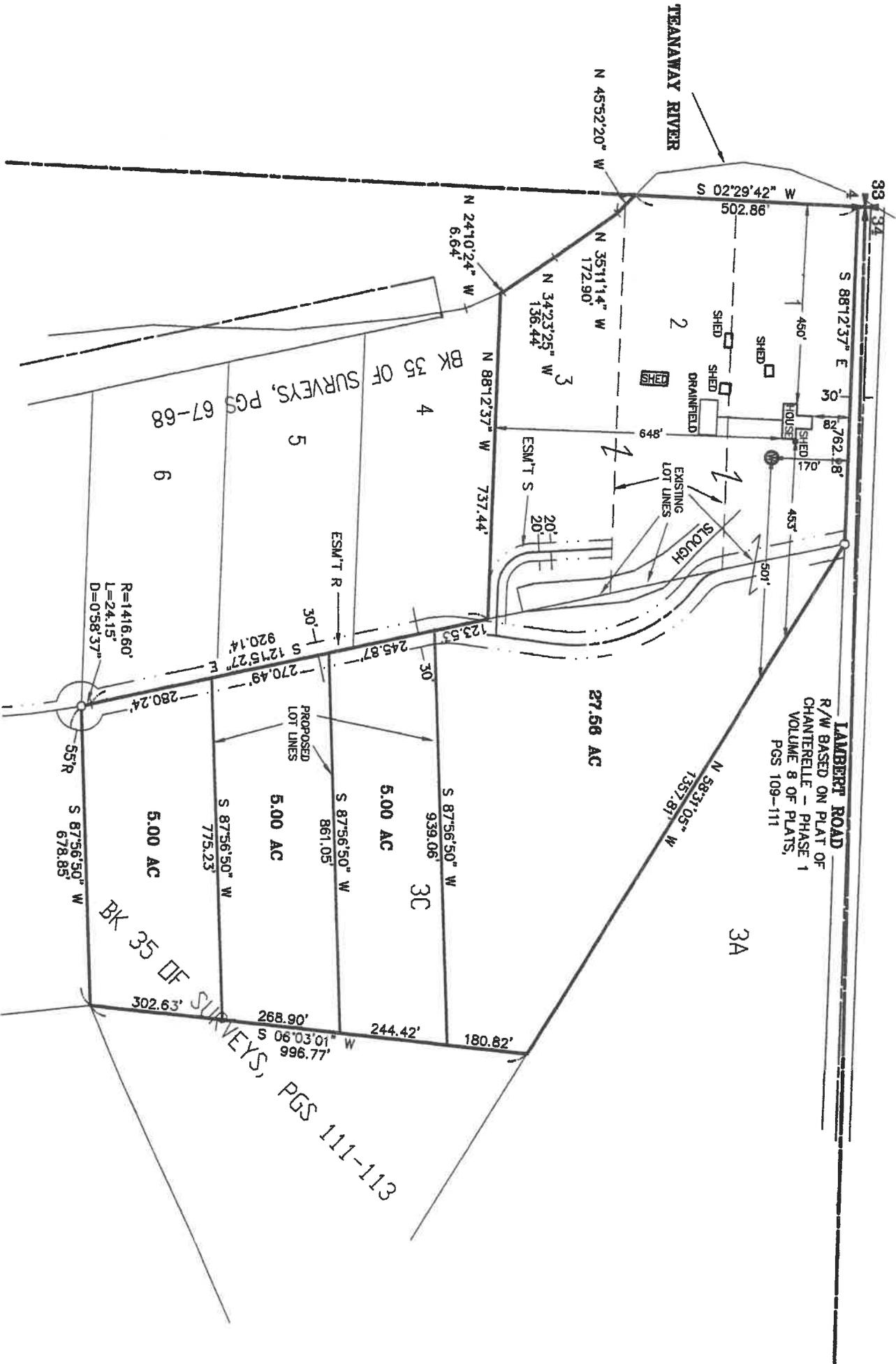
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
Boundary Line Adjustment (Health)	\$320.00	\$320.00	\$0.00
Boundary Line Adjustment	\$750.00	\$750.00	\$0.00
BL-19-00013 TOTALS:	\$1,490.00	\$1,490.00	\$0.00
TOTAL PAID:		\$1,490.00	

**PART OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
EXISTING**

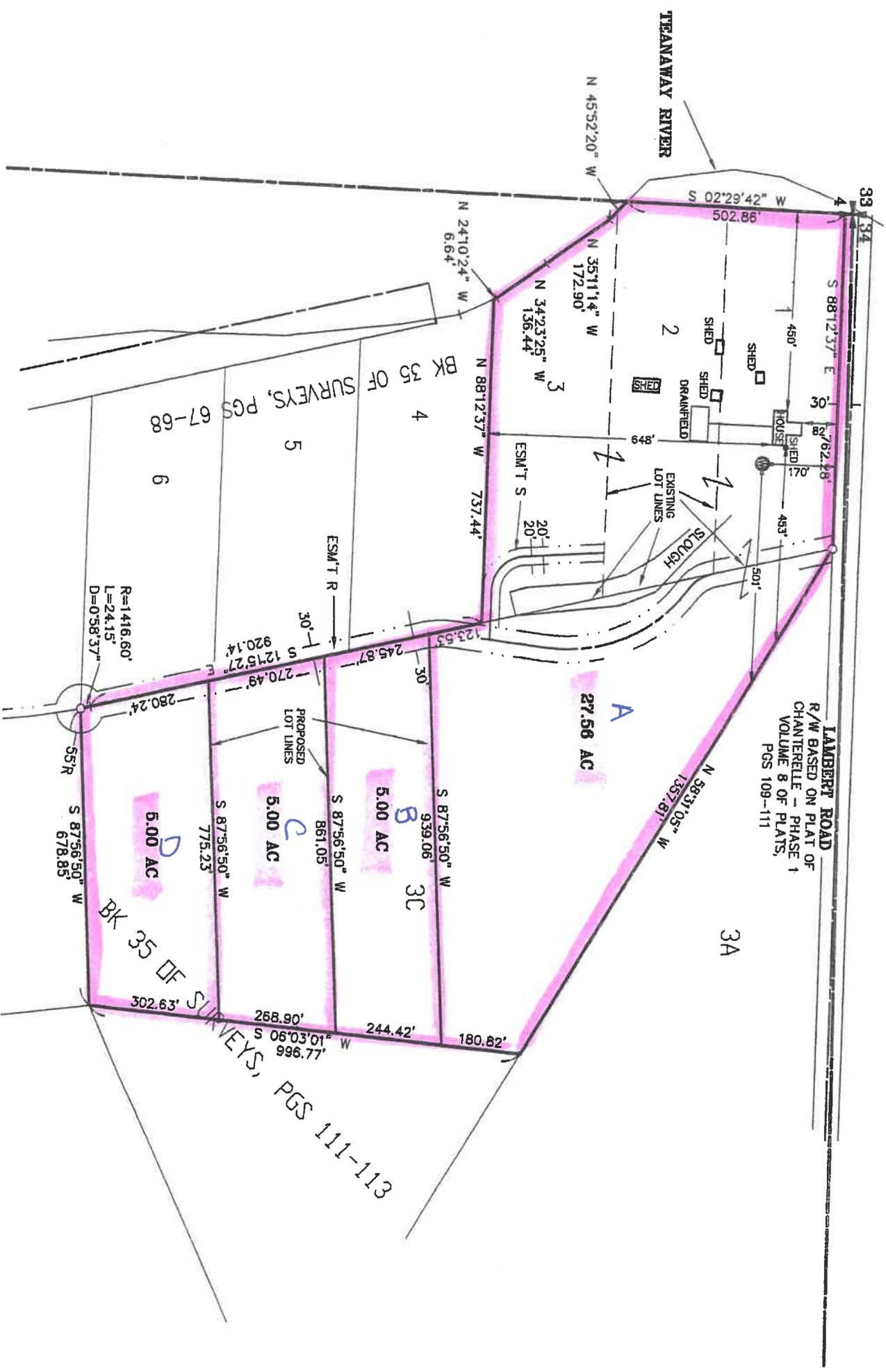
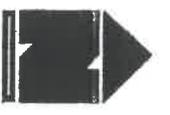
Site Plan



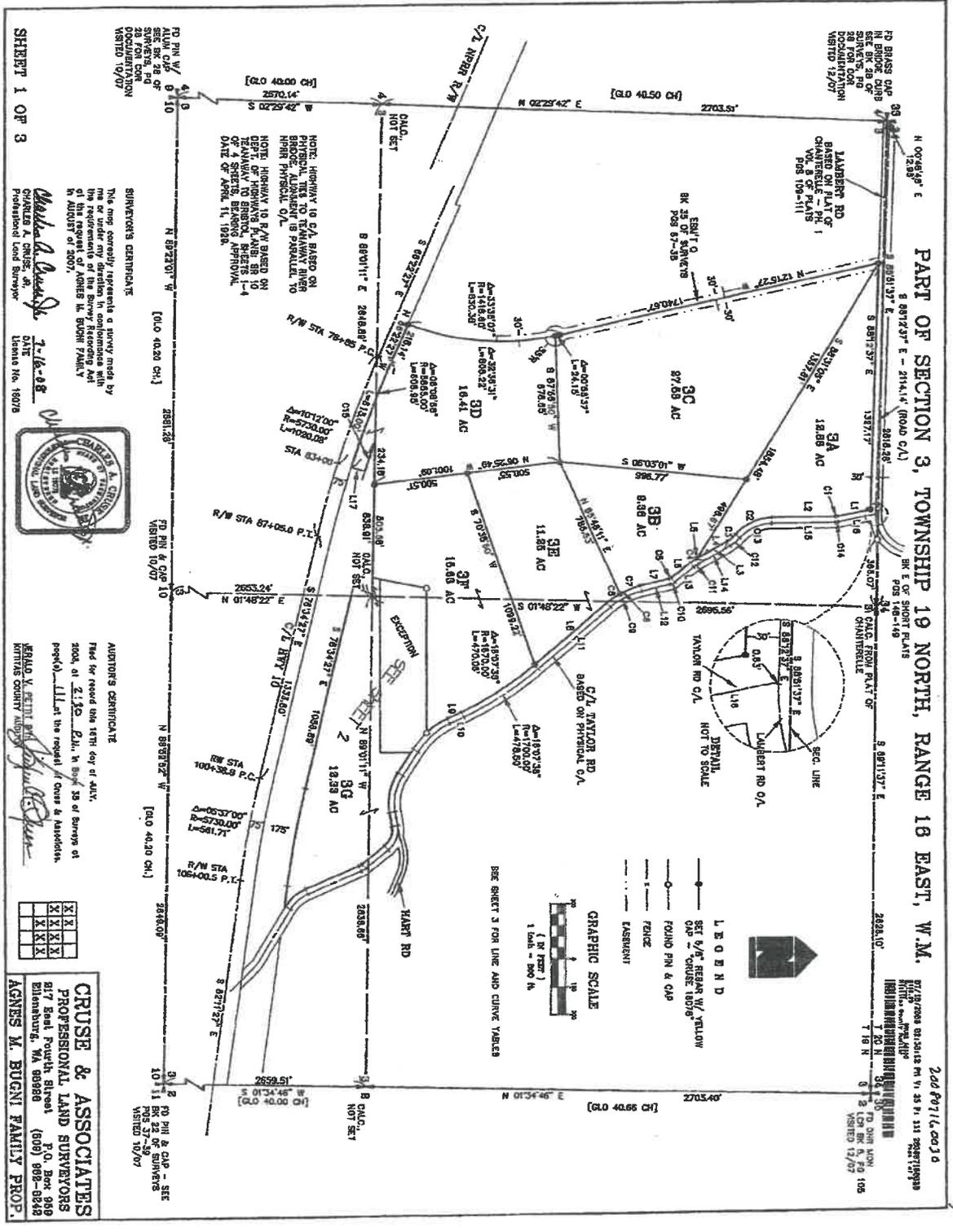
**PART OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
PROPOSED**



**PART OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
PROPOSED**



Previous Survey



PART OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

SHEET 1 OF 3

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 817 East Fourth Street
 Elizabethburg, VA 22886
 (809) 988-8442



AUDITOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act of August 14, 1957.
 CHARLES A. CRUSE, JR.
 CIVIL ENGINEER
 License No. 16078

X	X	X
X	X	X
X	X	X

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 817 East Fourth Street
 Elizabethburg, VA 22886
 (809) 988-8442

AGNES M. BUGNI FAMILY PROP.

LEGEND

- SET 5/8" REAR W/ YELLOW CAP - CRUSE 10078
- FOUND PIN & CAP
- POINCE
- FASTENED

GRAPHIC SCALE
 1 inch = 200 ft.

200807160030

35/111

PART OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

Previous Survey

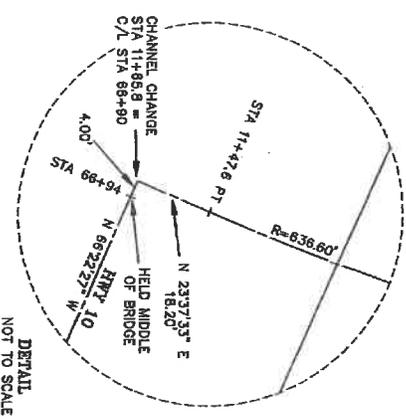
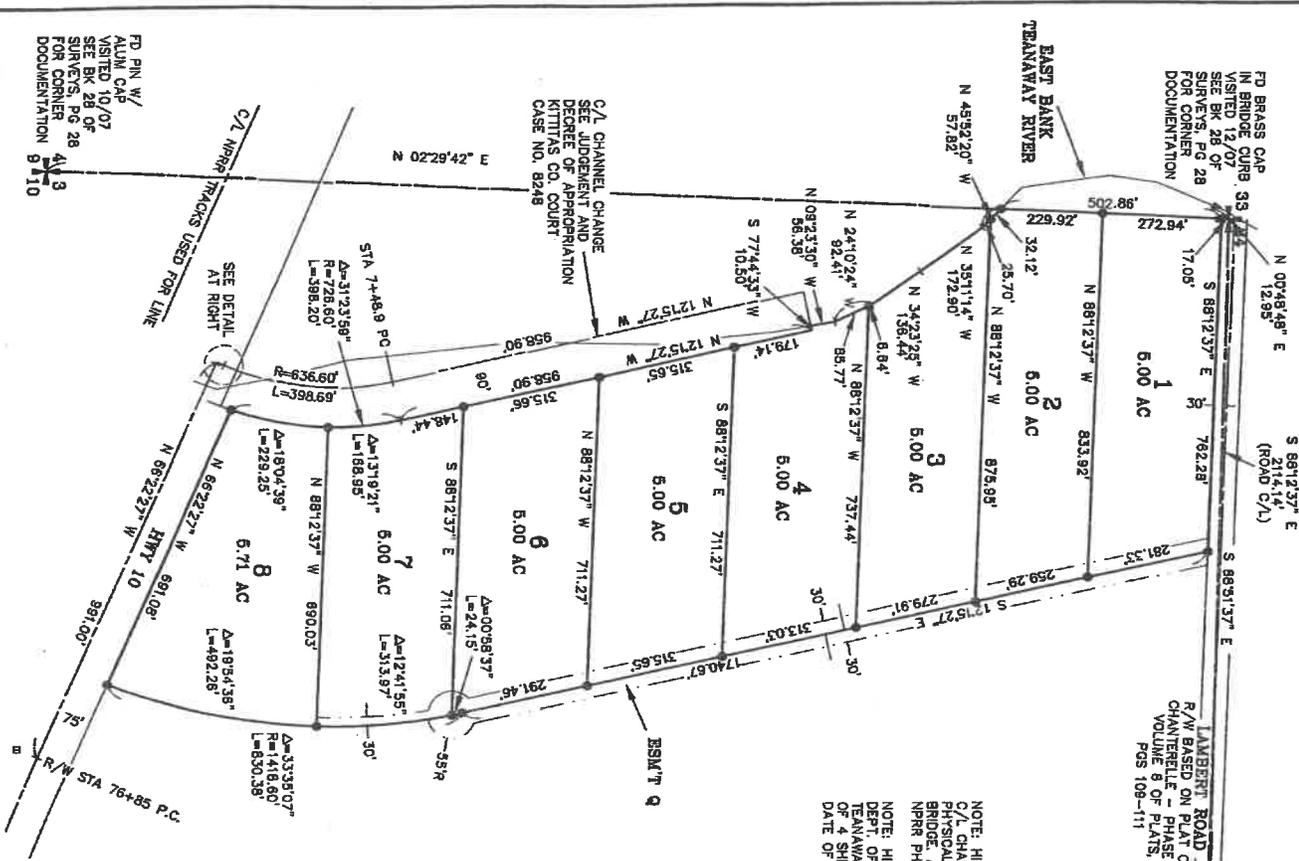
FD BRASS CAP
IN BRIDGE CURB
VISED 12/07
SEE BK 28 OF
SURVEYS, PG 28
FOR CORNER
DOCUMENTATION

N 00°48'49" E
12.95'
S 69°12'37" E
2114.14'
(ROAD C/L)

LAURET ROAD
R/W BASED ON PLAT OF
CHANTERELLE - PHASE 1
VOLUME 8 OF PLATS,
PGS 108-111

CALC. FROM
CHANTERELLE PLAT
& BK E OF SHORT
PLATS, PGS 148-149

NOTE: HIGHWAY 10 C/L AND
C/L CHANNEL CHANGE BASED ON
PHYSICAL TIES TO TEANAWAY RIVER
BRIDGE. ALIGNMENT IS PARALLEL TO
NRRR PHYSICAL C/L.
NOTE: HIGHWAY 10 R/W BASED ON
DEPT. OF HIGHWAYS PLANS; SR 10
TEANAWAY TO BRISTOL SHEETS 1-4
C/L SHEETS, BEARING APPROVAL
DATE OF APRIL 11, 1928.



- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
 - FOUND PIN & CAP
 - FOUND CONC. R/W MARKER
 - — — FENCE
 - · — · — EASEMENT



AUDITOR'S CERTIFICATE

Filed for record this 11th day of JUNE,
2008, at 3:07 P.M., in Book 35 of Surveys at
page(s) 62, at the request of Cruse & Associates,
JERALD V. PETTIBONE, Surveyor,
KITITAS COUNTY, ADJUTOR
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 AGNES M. BUGNI FAMILY
in AUGUST of 2007.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
6-11-08

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 989
Klensburg, WA 98926 (509) 962-8242
AGNES M. BUGNI FAMILY PROP.

FD PIN W/
ALUM CAP
VISED 10/07
SEE BK 28 OF
SURVEYS, PG 28
FOR CORNER
DOCUMENTATION
4113
9110

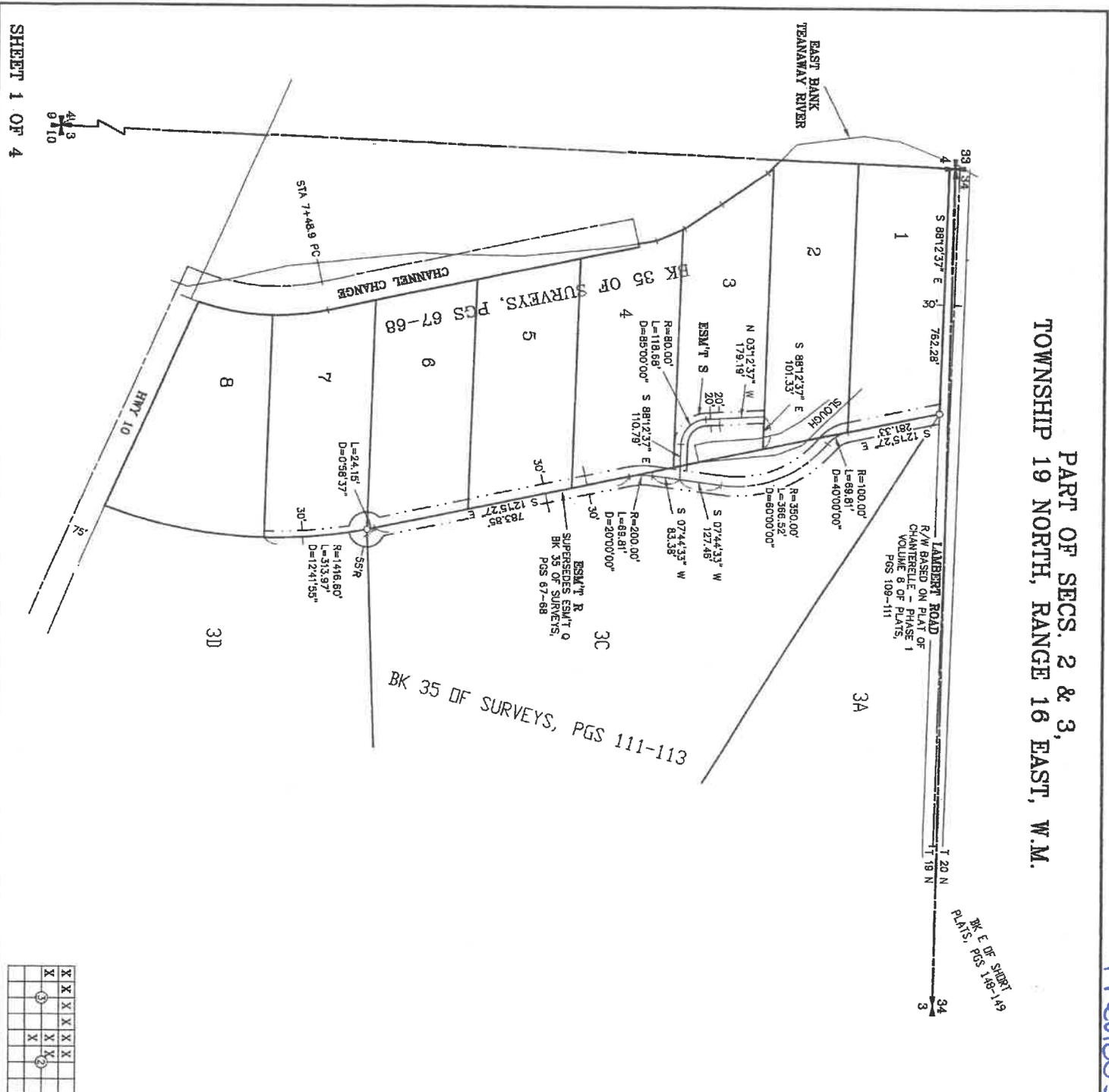
SHEET 1 OF 2

X					
X					

42/24

PART OF SECS. 2 & 3,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

Previous Survey



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x FENCE
- EASEMENT

GRAPHIC SCALE



X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X
		3					

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 859
 Ellensburg, WA 98928 (509) 962-8242

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 4-4-19

AUDITOR'S CERTIFICATE 201904042016
 Filed for record this 4TH day of APRIL,
 2019, at 1:55 P.M., in Book 42 of Surveys at
 page(s) 24, at the request of Cruse & Associates.
 JERRALD V. FETTT BY *[Signature]*
 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 JOHN BUGNI
 in FEBRUARY of 2018.

Cruse & Associates

From: "Cruse & Associates" <cruseandassoc@kvalley.com>
Date: Thursday, June 27, 2019 11:04 AM
To: "FILE"
Subject: Bugni Boundary Line Adjustment

Narrative – 4 lot boundary line adjustment of tax parcel numbers 125834, 955393, 955394, and 955402 (MBSW 955409) that adjusts the existing 5 acre parcels to the south end of the property and places the existing home on 27.56 acres. All parcels are currently zoned Forest and Range and will meet all requirements under current zoning code. See application maps for full details.

Existing Descriptions:

Parcel 3C in Book 35 of Surveys at Pages 111-113 and Parcel 1, 2, and 3 in Book 35 of Surveys at Pages 67-68. See title report for full description.

Proposed Descriptions:

Lot A, B, C, and D of the survey to be recorded after initial BLA application review and authorization to record has been granted by the planner.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46840376

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: June 3, 2019

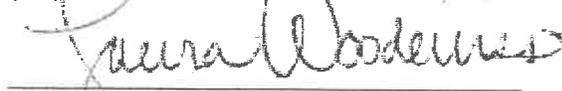
Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

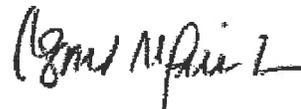
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

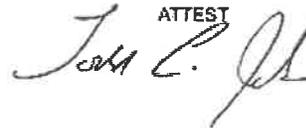
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46840376

SUBDIVISION GUARANTEE

Order No.: 300893AM
Guarantee No.: 72156-46840376
Dated: June 3, 2019

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference:

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:

Parcels 1, 2 and 3 of that certain Survey as recorded June 11, 2008, in Book 35 of Surveys, pages 67 and 68, under Auditor's File No. 200806110042, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 3, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington;

AND

Parcel 3C of that certain Survey as recorded July 16, 2008, in Book 35 of Surveys, pages 111 through 113, under Auditor's File No. 200807160030, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 3, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Theresa G. Bugni, a single woman

END OF SCHEDULE A

(SCHEDULE B)

Order No: 300893AM
Policy No: 72156-46840376

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:
<http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2019
Tax Type: County
Total Annual Tax: \$1,448.98
Tax ID #: 125834
Taxing Entity: Kittitas County Treasurer
First Installment: \$724.49
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$724.49
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-46840376

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$158.64
Tax ID #: 955393
Taxing Entity: Kittitas County Treasurer
First Installment: \$79.32
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$79.32
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$99.68
Tax ID #: 955394
Taxing Entity: Kittitas County Treasurer
First Installment: \$49.84
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$49.84
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$113.78
Tax ID #: 955402
Taxing Entity: Kittitas County Treasurer
First Installment: \$56.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$56.89
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$24.36
Tax ID #: 955409
Taxing Entity: Kittitas County Treasurer
First Installment: \$24.36
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment:
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019

11. 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.

Affects: A portion of said premises

12. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

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

Affects: A portion of said premises

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: The construction and operation of a canal

Recorded: March 22, 1902

Book 4 of Deeds, Page 408

Affects: A portion of said Section 3 and other lands

14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Peter Conta, a bachelor.

Recorded: May 7, 1920

Instrument No.: 55590

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:

Granted To: The Puget Sound Power and Light Company, a corporation

Purpose: An electric transmission line

Recorded: November 1, 1922

Instrument No.: 67543

Affects: A portion of said premises and other land

16. An 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

Purpose: The right to construct and perpetually maintain a dike

Recorded: November 12, 1930

Instrument No.: 103045

Affects: Government Lot 4 of said Section 3

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power and Light Company, a corporation
Purpose: An existing electrical transmission line together with all reasonable and necessary appurtenances thereto.
Recorded: February 2, 1967
Instrument No.: 335847
Affects: A 100 foot strip of land over and across a portion of said premises and other land
18. 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.
19. Release of Damages executed by the party herein named releasing the State of Washington from all future claims for damage resulting from the act herein described.
Dated: August 17, 1981
Recorded : February 14, 1983
Auditor's File No.: 467606
Executed by: Ted Bugni and Agnes Bugni, husband and wife, as follows:

"All activities of the Teanaway River flowage in the unregulated and natural movement of the Teanaway River channel by erosion evulsion or accretion and the unregulated and natural flow of water in all states of the Teanaway River including flood, normal and low water"
20. Exceptions and Reservations as contained in Instrument
From: Ted Bugni and Agnes Bugni, husband and wife
Dated: September 9, 1988
Recorded : October 5, 1988, in Volume 281, page 140
Auditor's File No.: 516039, as follows:

"Grantor also shall reserve all mineral rights, oil & gases, which shall be discovered on the above said property, said reservation shall revert to the Grantee upon death of both Grantors."
Present ownership and other matters affecting said reservation not shown herein.
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: US West Communications, Inc., a Colorado Corporation
Purpose: Telecommunications facilities, electrical facilities and appurtenances
Recorded: March 17, 1998
Instrument No.: 199803170017
Affects: The Northeast Quarter of the Northeast Quarter of the Northwest Quarter of said Section 3. This easement being a five foot wide by 25 foot long portion of the above described property having as its centerline the telephone guy wire as placed across the Northeasterly corner of the above described property just West of Taylor Road on the East end of the above described property. This easement is in the same location as the power company pole line running South of Lambert Road parallel and West Taylor Road.
22. The effect, if any, of survey recorded September 12, 2008, in Book 35 of Surveys, Pages 171, 172 and 173, under Auditor's File No. 200809120005, as affects Parcel 3C described in Schedule "A" herein.

23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 11, 2008
Book: 35 of Surveys Page: 67
Instrument No.: 200806110042
Matters shown:
 - a) Easement "Q", 60 feet in width, lying 30 feet on either side of the centerline, including 55 foot radius cul-de-sac.
 - b) Notes contained thereon
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: July 16, 2008
Book: 35 of Surveys Page: 111
Instrument No.: 200807160030
Matters shown:
 - a) Easement "Q", 60 feet in width, lying 30 feet on either side of the centerline, including 55 foot radius cul-de-sac
 - b) Notes contained thereon
25. Declaration of Restrictive Covenant for Water Conservation, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: March 9, 2016
Instrument No.: 201603090004
26. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 17, 2017
Instrument No.: 201711170007
27. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 4, 2019
Book: 42 of Surveys Page: 24 through 27
Instrument No.: 201904040016
Matters shown:
 - a) Location of 40' Easement "S"
 - b) Location of 60' Easement "R"
 - c) Notes contained thereon
28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarants: Agnes M. Bugni Family Limited Partnership, a Washington Limited Partnership;
Charles D. Bugni, a single man; and Peter A. Bugni, a single man
Purpose: Ingress, egress and utilities
Recorded: May 1, 2019
Instrument No.: 201905010036
Affects: Said premises and other land

29. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Teanaway River, if it is navigable.
30. Any question of location, boundary or area related to the Teanaway River, including, but not limited to, any past or future changes in it.
31. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

Any map or sketch enclosed as an attachment herewith is furnished for information 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.

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.

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: Parcels 1, 2 and 3, Book 35 of Surveys, pgs 67 and 68, ptn of the NW Quarter of Section 3, Township 19 N, Range 16 E, W.M. and Parcel 3C, Book 35 of Surveys, pgs 111-113, ptn of the NW Quarter of Section 3, Township 19 N, Range 16 E, W.M.

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

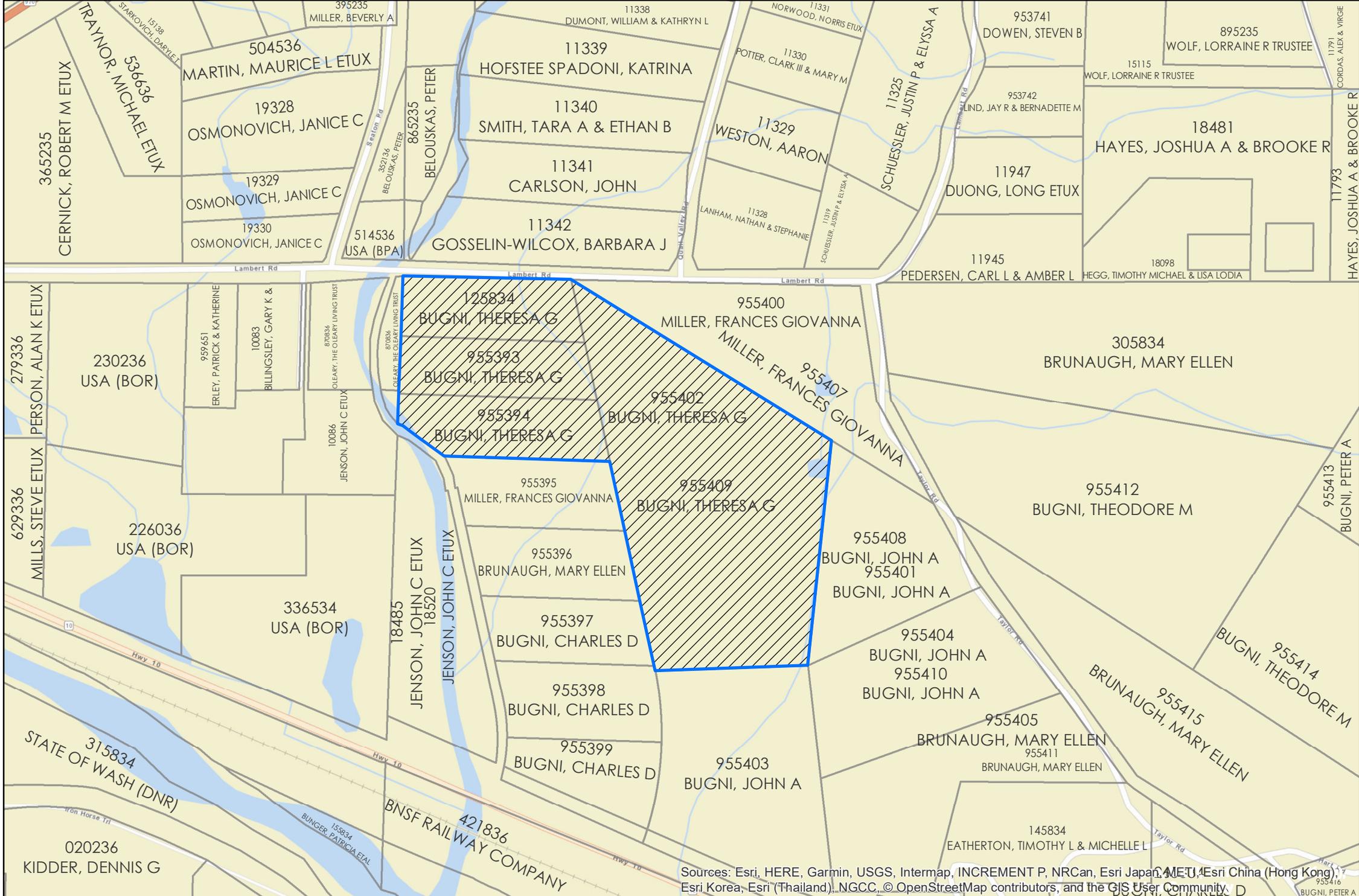


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BL-19-00013
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Aerial

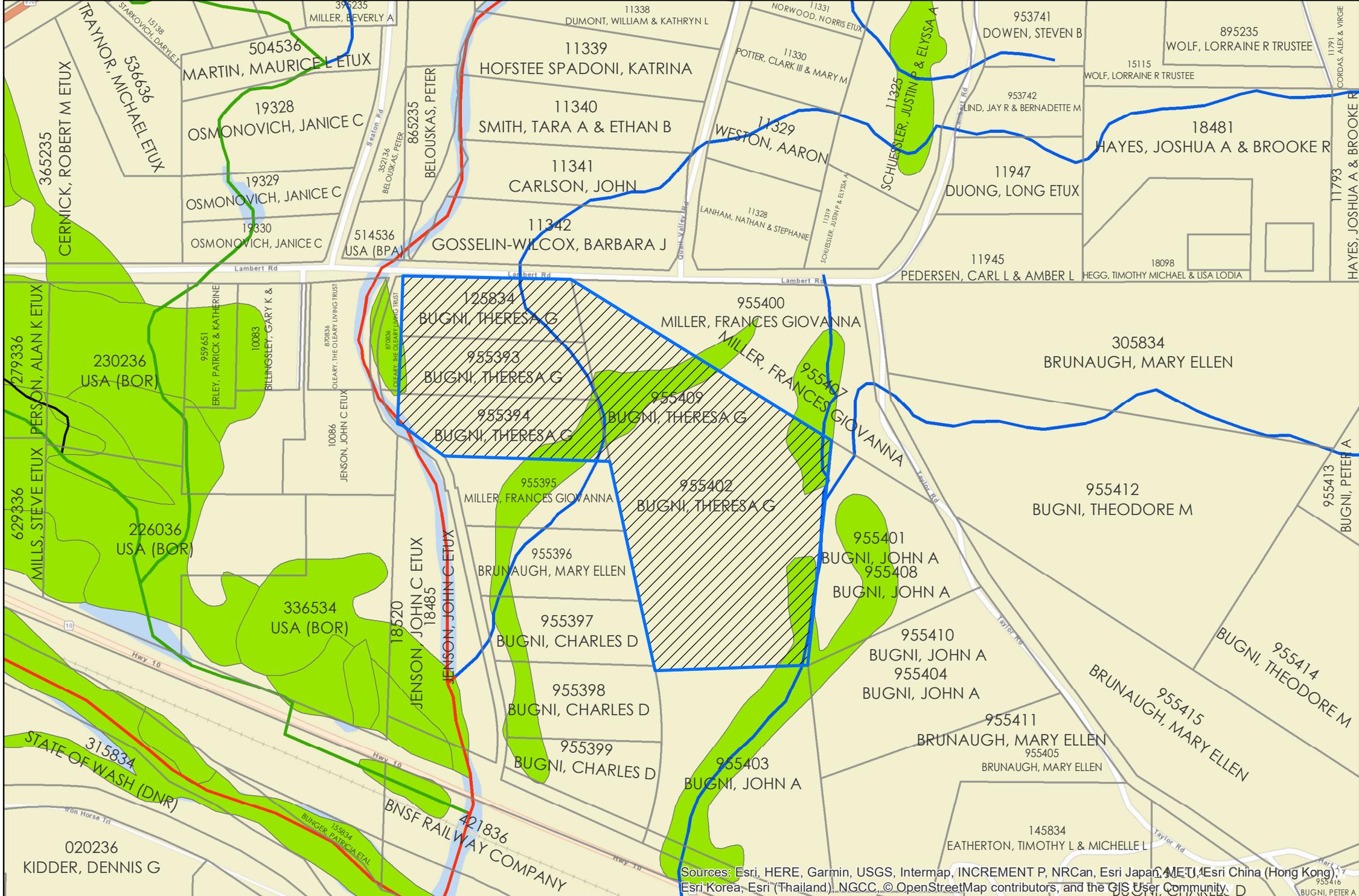


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, ©OpenStreetMap contributors, and the GIS User Community.

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Area

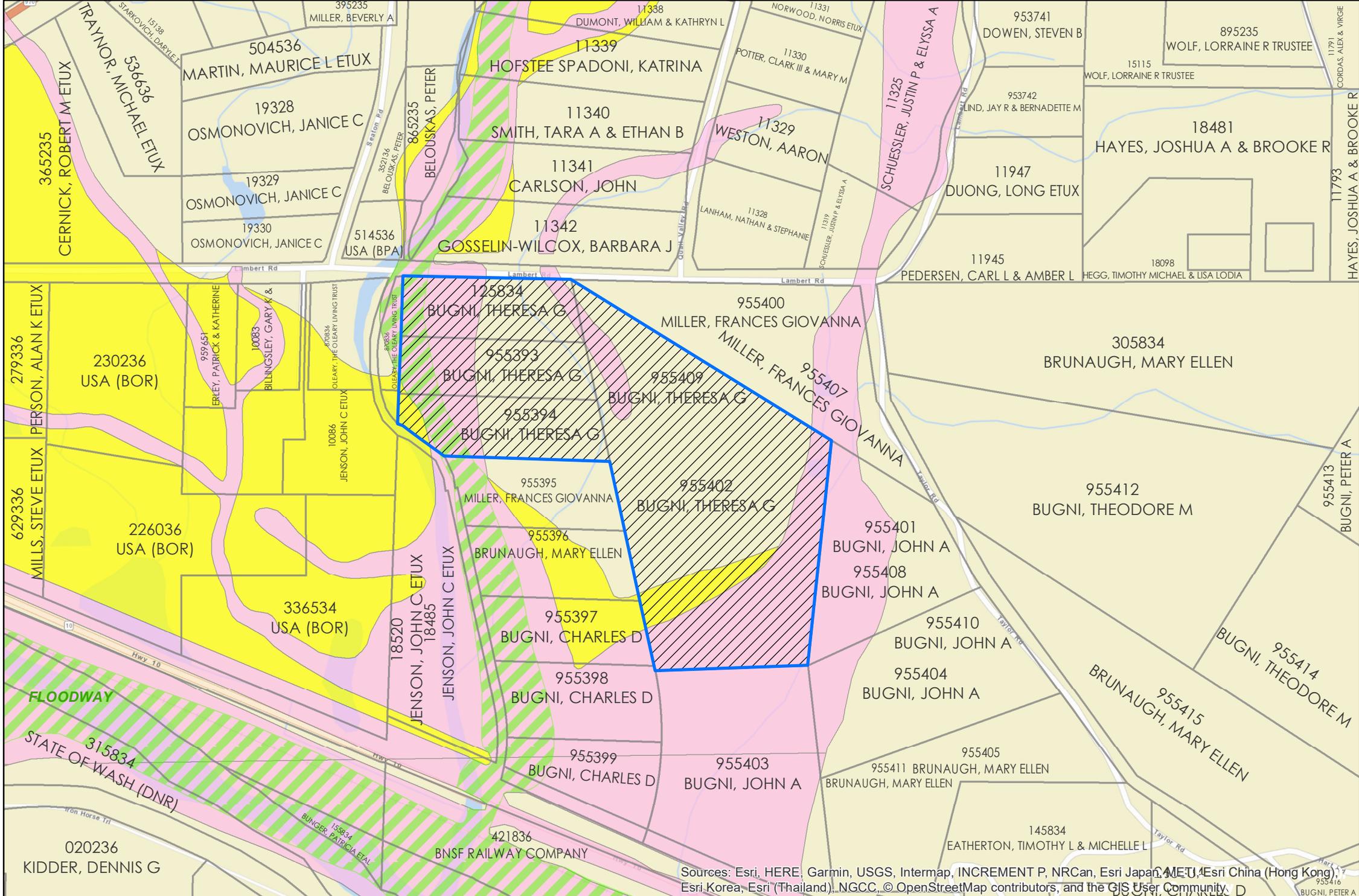


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, ©OpenStreetMap contributors, and the GIS User Community.

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Critical Areas

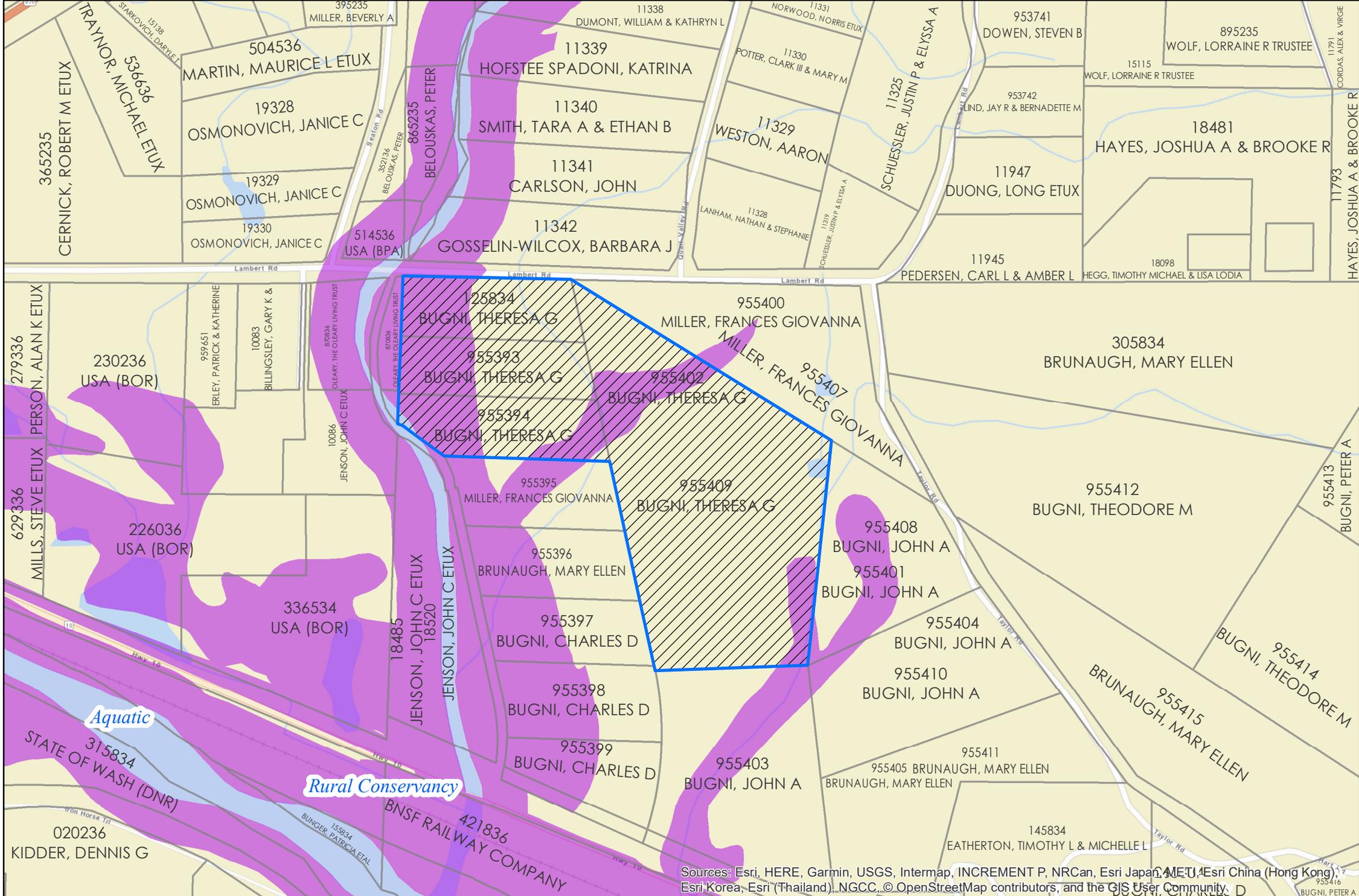


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, ©OpenStreetMap contributors, and the GIS User Community.

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Flood



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Shoreline

