

RE EXCISE TAX PAID

Amount \$ 9,950.00

Date 6-29-2012

Affidavit No 2012-0904

KITTITAS COUNTY TREASURER

When Recorded Return To
Timothy A Boyle and Teresa M Boyle
15972 82nd Place NE
Kenmore, WA 98028

By K Vonderau

S/14 Darva Cochran

\$74.00

AmT-118219-3

05/14/2013 03:57:28 PM

201305140035

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\$74.00
Warranty Fulfillment Deed AMERITITLE
Kittitas County Auditor



Abbreviated Legal: Ptns Lots 1, 2, 3 and 4, RAUSCHMIER SHORT PLAT, SP-93-13, Book D of Short Plats, pages 87 and 88, ptn of SW Quarter of Section 2, Township 19N, Range 15E, W.M.

Assessor's Property Tax Parcel/Account No. 19-15-02050-0001 (772836) 19-15-02050-0002 (782836)
19-15-02050-0003 (792836) 19-15-02050-0004 (802836)

(Fulfillment)
Statutory Warranty Deed

THE GRANTOR Randall K. Rauschmier and Davene A Rauschmier, husband and wife for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT in hand paid, conveys and warrants to Timothy A Boyle and Teresa M Boyle, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

TRACT A:

Lot 1, of RAUSCHMIER SHORT PLAT, Kittitas County Short Plat No. SP-93-13, as recorded January 7, 1994, in Book D of Short Plats, pages 87 and 88, under Auditor's File No. 566913, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 2, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

That parcel of land as described in Statutory Warranty Deed recorded May 24, 1996, under Auditor's File No. 199605240001.

A parcel of land in the Southwest Quarter, Section 2, Township 19 North, Range 15 East, W.M., recorded in that certain Short Plat recorded January 7, 1994, in Book D of Short Plats, page 87, commencing at Engineer station 63+11.96, CRP #138-96, thence North 76°05'11" East, 45.72 feet to the true point of beginning, said point being perpendicular or radial to centerline; thence to the beginning at a curve to the left, said curve having central angle 013°06'10", radius 495.00 feet, chord bearing North 20°15'17" West, and chord distance 112.95 feet. Along said curve for an arc distance of 113.20 feet; thence South 89°10'38" East, 17.22 feet to the beginning of a curve to the right, said curve having central angle 012°09'59", radius 580.87 feet, chord bearing South 18°32'03" East, and chord distance 123.11 feet. Along the said curve for an arc distance of 123.35 feet; thence North 57°27'01" West, 20.46 feet to the true point of beginning.

TRACT B:

Lot 2, of RAUSCHMIER SHORT PLAT, Kittitas County Short Plat No. SP-93-13, as recorded January 7, 1994, in Book D of Short Plats, pages 87 and 88, under Auditor's File No. 566913, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 2, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

(Fulfillment) Statutory Warranty Deed Page 1 of 3
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Montana, residing at Libby
My commission expires JUNE 01, 2019



(Fulfillment) Statutory Warranty Deed Page 3 of 3
LPB-11(i) 7/97

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NOV 13 2013

Kittitas County CDS

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TRACT C:

Lot 3, of RAUSCHMIER SHORT PLAT, Kittitas County Short Plat No. SP-93-13, as recorded January 7, 1994, in Book D of Short Plats, pages 87 and 88, under Auditor's File No. 566913, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 2, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

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TRACT D:

Lot 4, of RAUSCHMIER SHORT PLAT, Kittitas County Short Plat No. SP-93-13, as recorded January 7, 1994, in Book D of Short Plats, pages 87 and 88, under Auditor's File No. 566913, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 2, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

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(Fulfillment) Statutory Warranty Deed Page 2 of 3
LPB-11(i) 7/97

stewart SUBDIVISION GUARANTEE

Guarantee No.: G-G-6329-000013756

Fee: \$300.00

Tax: \$25.20

Order No.: 614050AM

Dated: November 7, 2023

ISSUED BY

STEWART TITLE GUARANTY COMPANY

Stewart Title Guaranty Company (the "Company"), guarantees the County of and Kittitas any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Countersigned by:

Arianna Walker

Authorized Countersignature

Kittitas Title and Escrow
208 W Ninth, Ste. 6
Ellensburg, WA 98926



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

Guarantee Serial No.	G-G-6329-000013756
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In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

RECEIVED
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Kittitas County ODC

SCHEDULE A

Prepared by: Arianna Walker
Guarantee No.: G-G-6329-000013756

Order Number: 614050AM

Effective Date: November 7, 2023
Premium: \$300.00
Sales Tax: \$25.20

OWNERS: Timothy A. Boyle and Teresa M. Boyle, husband and wife

LEGAL DESCRIPTION:

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Thence North 76°05'11" East, 45.72 feet to the true point of beginning, said point being perpendicular or radial to centerline;
Thence to the beginning at a curve to the left, said curve having central angle 013°06'10", radius 495.00 feet, chord bearing North 20°15'17" West, and chord distance 112.95 feet. Along said curve for an arc distance of 113.20 feet;
Thence South 89°10'38" East, 17.22 feet to the beginning of a curve to the right, said curve having central angle 012°09'59", radius 580.87 feet, chord bearing South 18°32'03" East, and chord distance 123.11 feet. Along the said curve for an arc distance of 123.35 feet;
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WA Subdivision Guarantee

Thence South 57°27'01" East, 20.456 feet to the beginning of a curve to the right, said curve having central angle 09°54'49", radius 508.87 feet, chord bearing South 07°29'38" East, and chord distance 100.38 feet. Along the said curve for an arc distance of 100.51 feet;
Thence South 02°32'12" East, 134.61 feet;
Thence South 06°49'33" East, 200.56 feet;
Thence South 04°10'12" West, 85.63 feet to the beginning of a curve to the left, said curve having central angle 022°46'33", radius 455.87 feet, chord bearing South 13°55'31" East, and chord distance 180.03 feet. Along the said curve for an arc distance of 181.22 feet;
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Thence North 53°04'20" East, 30.00 feet to the true point of beginning, said point being perpendicular or radial to centerline;
Thence North 86°45'53" East, 15.76 feet;
Thence South 35°35'11" East, 87.68 feet;
Thence South 35°39'55" East, 470.67 feet;
Thence South 70°01'30" West, 5.22 feet;

WA Subdivision Guarantee

Thence North 36°29'30" West, 565.45 feet to the true point of beginning.

SUBJECT TO:

1. 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: 2023
Tax Type: County
Total Annual Tax: \$5,890.01
Tax ID #: 782836
Taxing Entity: Kittitas County Treasurer
First Installment: \$5,890.01
First Installment Status: Paid
First Installment Due/Paid Date: March 16, 2023
Second Installment: N/A
Second Installment Status: N/A
Second Installment Due/Paid Date: N/A

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$135.14
Tax ID #: 772836
Taxing Entity: Kittitas County Treasurer
First Installment: \$135.14
First Installment Status: Paid
First Installment Due/Paid Date: March 16, 2023
Second Installment: N/A
Second Installment Status: N/A
Second Installment Due/Paid Date: N/A

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$38.73
Tax ID #: 792836
Taxing Entity: Kittitas County Treasurer
First Installment: \$38.73
First Installment Status: Paid
First Installment Due/Paid Date: March 16, 2023
Second Installment: N/A
Second Installment Status: N/A
Second Installment Due/Paid Date: N/A

Tax Year: 2023
Tax Type: County
Total Annual Tax: \$34.04
Tax ID #: 802836
Taxing Entity: Kittitas County Treasurer
First Installment: \$34.04
First Installment Status: Paid
First Installment Due/Paid Date: March 16, 2023
Second Installment: N/A

WA Subdivision Guarantee

Second Installment Status: N/A
Second Installment Due/Paid Date: N/A
Levy Code: 43
Land use/DOR code: 83
Land Value: \$607,650.00
Improvements: \$809,810.00

- 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.

- 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.

- The provisions contained in Warranty Deed from William Morrison to Britta Justin Roseburg, Recorded: February 25, 1926, Instrument No.: 80696.
As follows: Excepting and reserving unto the Grantor all coal underlying the surface of all the aforesaid real property.
- Waiver of damages as more specifically set forth below:
Between: Britta Justin Roseburg, et al
And: Kittitas Reclamation District
Recorded: March 10, 1926, December 27, 1926 and June 7, 1929
Instrument No.: 80870, 84583, and 95696

"Said Grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of an irrigation canal by Grantee, its successors or assigns, over and upon the premises herein conveyed, except that seepage damages are not taken into consideration".

- An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Purpose: Telephone communications systems
Recorded: May 18, 1948 and May 28, 1951
Instrument No.: 201210 and 223025
Affects: A 30 foot strip of land over said premises, the exact location thereof, is not described of record.
- Easements, reservations, restrictions, notes and/or dedications as shown on the official Rauschmier Short Plat, recorded in Book D of Short Plats, Page(s) 87 and 88, under Auditor's File No. 566913, records of Kittitas County, State of Washington.

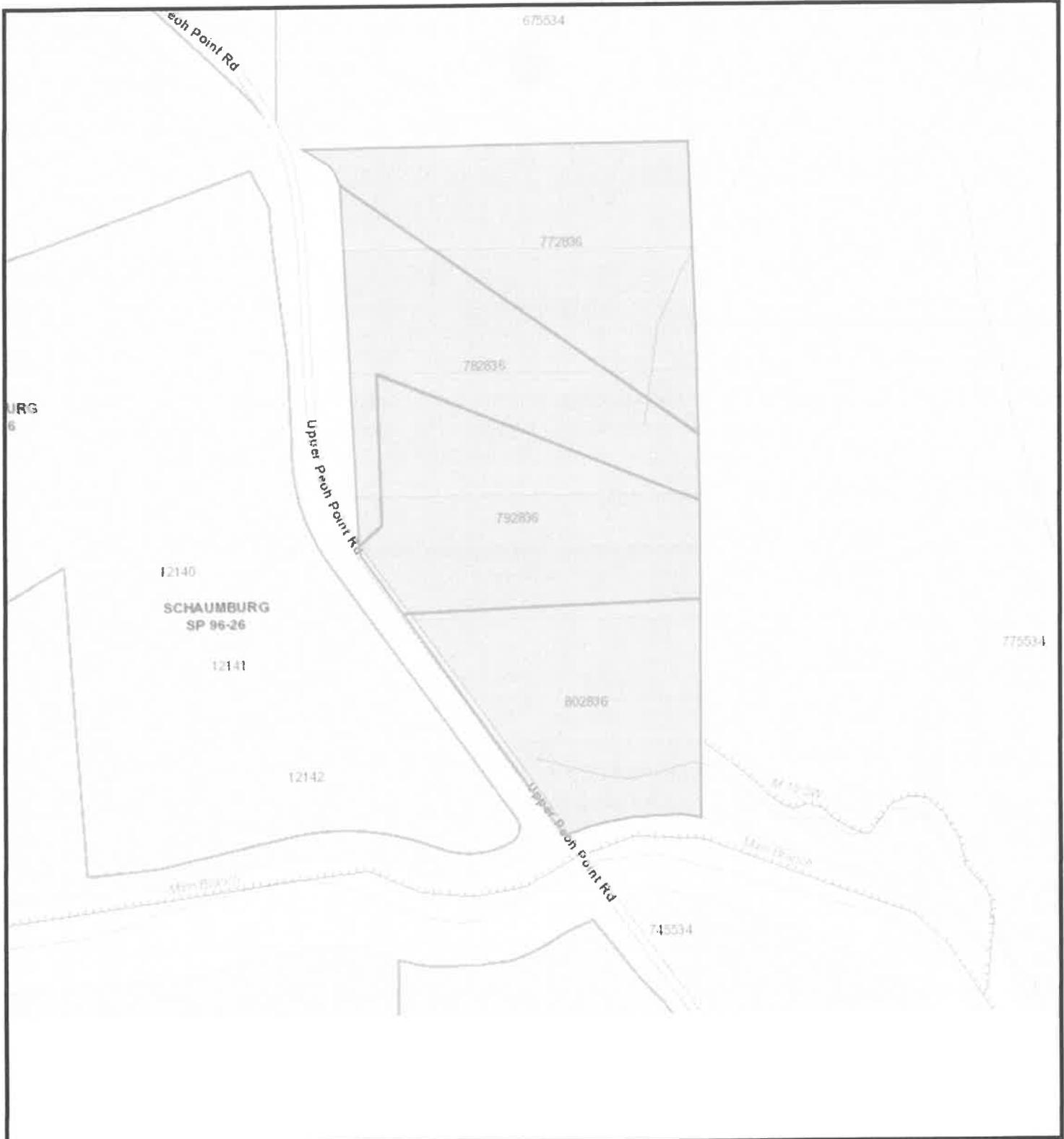
WA Subdivision Guarantee

WA Subdivision Guarantee

Order Number: 614050AM

Guarantee No.: G-G-6329-000013756

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.



**2171 Upper Peoh Point Rd
Cle Elum, WA 98922**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF