



## Property Profile

Prepared For:  
Jim Geary  
John L Scott Roslyn

Property Address:  
NKA Morgan Creek Road, Ronald, WA 98940  
Property Parcel Number:  
949595  
959762

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:  
**Hannah Hall**

**Please email your customer service requests to [Ellensburg@amerititle.com](mailto:Ellensburg@amerititle.com)**

**Serving Kittitas County!**

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.



Return Address:

HOWARD PORTER  
3584 FOX SPIT ROAD  
LANGLEY WASH  
98260

Real Estate Excise Tax  
Exempt  
Kittitas County Treasurer  
By [Signature]  
Affidavit No. 2015-1775  
Date: 9-16-15

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)  
1. QUIT CLAIM DEED 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

Reference Number(s) of Documents assigned or released:  
Additional reference #'s on page \_\_\_\_\_ of document

Grantor(s) Exactly as name(s) appear on document  
1. NICOLAAS F. PORTER, \_\_\_\_\_  
2. \_\_\_\_\_  
Additional names on page \_\_\_\_\_ of document.

Grantee(s) Exactly as name(s) appear on document  
1. HOWARD R. PORTER, \_\_\_\_\_  
2. \_\_\_\_\_  
Additional names on page \_\_\_\_\_ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)  
PORTER - MATTHEWS SHORT PLAT ~~NO 04-45~~ NO 04-45 LOT #3  
PORTION OF NW 1/4, SEC. 16, T. 21N., R. 14E., WM  
Additional legal is on page \_\_\_\_\_ of document.

Assessor's Property Tax Parcel/Account Number  Assessor Tax # not yet assigned  
# 949596

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."  
  
Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

**QUITCLAIM DEED**

Agreement set forth this 11 day of August, 2015  
in the county of Kittitas in the state of Washington.

Indenture is made between Nicolas F. Porter, of the city and state of  
Yelm, Wa who shall be identified as GRANTOR,  
and  
Howard R. Porter who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of  
\$ 2 conveys and quit claims the current possession of the following property that bears  
the legal description of: Porter - Matthews Short Plat  
No. 04-45. Lot 3. Portion of the NW 1/4,  
Sec. 16, T. 21N, R14E, W.M.

to the GRANTEE.

[Signature] Dated this 11 day of August, 2015  
GRANTOR's Signature

I, Monica D Beckley Notary Public in and for the state of Washington,  
do hereby certify that on this 11 day of August, 2015, personally appeared before  
me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

Monica D Beckley  
NOTARY PUBLIC in and for the State of Washington

My commission expires Sept 14, 2015



AFTER RECORDING MAIL TO:

Howard Porter and Sharon Porter  
3485 Fox Spit Road  
Langley, WA 98260

RE EXCISE TAX PAID

Amount \$354.37

Date 12-12-08

Affidavit No. 2008-1937

KITTITAS COUNTY TREASURER

By [Signature]

STATUTORY WARRANTY DEED

Escrow No. W-15469JB  
Title Order No.

THE GRANTOR(S) Nicholaas F. Porter, an unmarried person

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Howard Porter and Sharon Porter, husband and wife

the following described real estate, situated in the County of Kittitas, State of Washington:

Lots 1 & 2 of the PORTER-MATTHEWS SHORT PLAT, Kittitas County Short Plat No. 04-45, as recorded September 20, 2005 in Book H of Short Plats, Pages 117 and 118 under Auditor's File No. 200509200077, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 16, Township 21 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Tax Parcel Number(s): 949594 AND 949595

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS.

Dated: 11-3-08

[Signature]  
Nicholaas F. Porter

STATE OF Washington )  
 ) ss.  
COUNTY OF Island

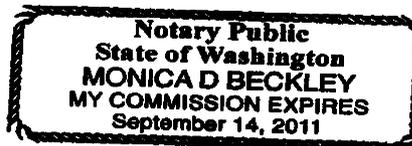
I certify that I know or have satisfactory evidence that Nicholaas F. Porter, an unmarried person is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/3/08

Monica D Beckley

Notary Public in and for the State of Washington  
residing at Thurston City  
My Commission Expires:

Sept 14, 2011





**KITTITAS COUNTY**  
WASHINGTON



**TAXSIFTER**

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

**BRETT WACHSMITH**  
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

**Parcel**

**Parcel#:** 959762 **Owner Name:** PORTER, HOWARD R ETUX ETAL  
**DOR Code:** 91 - Undeveloped - Land **Address1:**  
**Situs:** XXXXX MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD  
**Map Number:** 21-14-16060-0005 **City, State:** LANGLEY WA  
**Status:** **Zip:** 98260  
**Description:** ACRES 0.58; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 949595); SEC 16, TWP 21, RGE 14  
**Comment:**

**Current Tax Year Details**

| Type          | Taxpayer                   | Statement #                 | Gross Tax | Tax Exempt | Net Tax  | Asmts  | Total Tax |
|---------------|----------------------------|-----------------------------|-----------|------------|----------|--------|-----------|
| Real Property | PORTER, HOWARD R ETUX ETAL | <a href="#">2018-959762</a> | \$101.74  | \$0.00     | \$101.74 | \$0.00 | \$101.74  |

**Balances Due**

| Type          | Taxpayer                   | Statement #                 | Tax Amount | Fees   | Interest Due | Balance(s) Due* | <input type="checkbox"/> |
|---------------|----------------------------|-----------------------------|------------|--------|--------------|-----------------|--------------------------|
| Real Property | PORTER, HOWARD R ETUX ETAL | <a href="#">2018-959762</a> | \$101.74   | \$0.00 | \$0.00       | \$101.74        | <input type="checkbox"/> |

[Add Selected to Cart](#)

\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

**5 Year Tax History**

| Type          | Statement Number            | Taxes               | Assessments       | Fees                 | Balance Due       |
|---------------|-----------------------------|---------------------|-------------------|----------------------|-------------------|
| Real Property | <a href="#">2018-959762</a> | \$101.74            | \$0.00            | \$0.00               | \$101.74          |
| Real Property | <a href="#">2017-959762</a> | \$92.25             | \$0.00            | \$0.00               | \$0.00            |
|               | <b>Receipt Number</b>       | <b>Receipt Date</b> | <b>Taxes/Fees</b> | <b>Interest Paid</b> | <b>Total Paid</b> |
|               | 2017-0706886                | 04/24/2017          | \$46.13           | \$0.00               | \$46.13           |
|               | 2017-0740630                | 11/01/2017          | \$46.12           | \$0.00               | \$46.12           |
| Real Property | <a href="#">2016-959762</a> | \$90.64             | \$0.00            | \$0.00               | \$0.00            |
|               | <b>Receipt Number</b>       | <b>Receipt Date</b> | <b>Taxes/Fees</b> | <b>Interest Paid</b> | <b>Total Paid</b> |
|               | 2016-0658874                | 06/06/2016          | \$90.64           | \$4.53               | \$95.17           |

**Property Images**

No images found.



# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 959762 **Owner Name:** PORTER, HOWARD R ETUX ETAL  
**DOR Code:** 91 - Undeveloped - Land **Address1:**  
**Situs:** XXXXX MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD  
**Map Number:** 21-14-16060-0005 **City, State:** LANGLEY WA  
**Status:** **Zip:** 98260  
**Description:** ACRES 0.58; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 949595); SEC 16, TWP 21, RGE 14  
**Comment:** BLA WITH 949594-949596 &959763, 15 FOR 16

| 2018 Market Value |          | 2018 Taxable Value |          | 2018 Assessment Data         |                                     |
|-------------------|----------|--------------------|----------|------------------------------|-------------------------------------|
| Land:             | \$11,600 | Land:              | \$11,600 | District:                    | 43 - COR SD404 F07<br>H02 CO COF ST |
| Improvements:     | \$0      | Improvements:      | \$0      | Current Use/DFL:             | No                                  |
| Permanent Crop:   | \$0      | Permanent Crop:    | \$0      | Senior/Disability Exemption: | No                                  |
| Total             | \$11,600 | Total              | \$11,600 | Total Acres:                 | 0.58000                             |

### Ownership

| Owner's Name               | Ownership % |
|----------------------------|-------------|
| PORTER, HOWARD R ETUX ETAL | 100 %       |

### Sales History

No Sales History

### Building Permits

No Building Permits Available

### Historical Valuation Info

| Year | Billed Owner               | Land     | Impr. | PermCrop Value | Total    | Exempt | Taxable  |
|------|----------------------------|----------|-------|----------------|----------|--------|----------|
| 2018 | PORTER, HOWARD R ETUX ETAL | \$11,600 | \$0   | \$0            | \$11,600 | \$0    | \$11,600 |
| 2017 | PORTER, HOWARD R ETUX ETAL | \$11,600 | \$0   | \$0            | \$11,600 | \$0    | \$11,600 |
| 2016 | PORTER, HOWARD R ETUX ETAL | \$11,360 | \$0   | \$0            | \$11,360 | \$0    | \$11,360 |

[View Taxes](#)

### Parcel Comments

| Date     | Comment                                   |
|----------|---|
| 04/20/16 | BLA WITH 949594-949596 &959763, 15 FOR 16 |

### Property Images

No images found.

1.0.6103.28469

Data current as of: 4/9/2018 4:57 PM

TX\_RollYear\_Search: 2018



KITTITAS COUNTY  
WASHINGTON



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

**Parcel**

|                     |  |                     |                            |
|---------------------|--|---------------------|----------------------------|
| <b>Parcel#:</b>     | 959762   | <b>Owner Name:</b>  | PORTER, HOWARD R ETUX ETAL |
| <b>DOR Code:</b>    | 91 - Undeveloped - Land  | <b>Address1:</b>    |                            |
| <b>Situs:</b>       | XXXXX MORGAN CREEK RD RONALD   | <b>Address2:</b>    | 3584 FOX SPIT RD           |
| <b>Map Number:</b>  | 21-14-16060-0005   | <b>City, State:</b> | LANGLEY WA                 |
| <b>Status:</b>      |  | <b>Zip:</b>         | 98260                      |
| <b>Description:</b> | ACRES 0.58; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 949595); SEC 16, TWP 21, RGE 14 |                     |                            |
| <b>Comment:</b>     | BLA WITH 949594-949596 &959763, 15 FOR 16  |                     |                            |

**Land**

Land

| Land Code | Unit Type | Units      | Land Shape | Width | Depth |
|-----------|-----------|------------|------------|-------|-------|
| 9A1       | Acres     | 0.58000000 |            |       |       |

**Property Images**

No images found.



**KITTITAS COUNTY**  
WASHINGTON



**TAXSIFTER**

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

**BRETT WACHSMITH**  
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

**Parcel**

**Parcel#:** 949595 **Owner Name:** PORTER, HOWARD R ETUX ETAL  
**DOR Code:** 88 - Resource - Designated Forest Land **Address1:**  
**Situs:** MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD  
**Map Number:** 21-14-16060-0002 **City, State:** LANGLEY WA  
**Status:** **Zip:** 98260  
**Description:** ACRES 6.29; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 959762); SEC 16, TWP 21, RGE 14  
**Comment:**

**Current Tax Year Details**

| Type          | Taxpayer                   | Statement #                 | Gross Tax | Tax Exempt | Net Tax  | Asmts   | Total Tax |
|---------------|----------------------------|-----------------------------|-----------|------------|----------|---------|-----------|
| Real Property | PORTER, HOWARD R ETUX ETAL | <a href="#">2018-949595</a> | \$138.83  | \$0.00     | \$138.83 | \$38.20 | \$177.03  |

**Balances Due**

| Type          | Taxpayer                   | Statement #                 | Tax Amount | Fees   | Interest Due | Balance(s) Due* | <input type="checkbox"/> |
|---------------|----------------------------|-----------------------------|------------|--------|--------------|-----------------|--------------------------|
| Real Property | PORTER, HOWARD R ETUX ETAL | <a href="#">2018-949595</a> | \$177.03   | \$0.00 | \$0.00       | \$177.03        | <input type="checkbox"/> |

[Add Selected to Cart](#)

\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

**5 Year Tax History**

| Type          | Statement Number            | Taxes        | Assessments | Fees          | Balance Due |
|---------------|-----------------------------|--------------|-------------|---------------|-------------|
| Real Property | <a href="#">2018-949595</a> | \$138.83     | \$38.20     | \$0.00        | \$177.03    |
| Type          | Statement Number            | Taxes        | Assessments | Fees          | Balance Due |
| Real Property | <a href="#">2017-949595</a> | \$125.74     | \$38.20     | \$0.00        | \$0.00      |
|               | Receipt Number              | Receipt Date | Taxes/Fees  | Interest Paid | Total Paid  |
|               | 2017-0706884                | 04/24/2017   | \$81.97     | \$0.00        | \$81.97     |
|               | 2017-0739191                | 10/30/2017   | \$81.97     | \$0.00        | \$81.97     |
| Type          | Statement Number            | Taxes        | Assessments | Fees          | Balance Due |
| Real Property | <a href="#">2016-949595</a> | \$126.14     | \$38.13     | \$0.00        | \$0.00      |
|               | Receipt Number              | Receipt Date | Taxes/Fees  | Interest Paid | Total Paid  |
|               | 2016-0633371                | 04/15/2016   | \$82.22     | \$0.00        | \$82.22     |
|               | 2016-0680978                | 11/08/2016   | \$82.05     | \$0.00        | \$82.05     |
| Type          | Statement Number            | Taxes        | Assessments | Fees          | Balance Due |
| Real Property | <a href="#">2015-949595</a> | \$130.84     | \$38.13     | \$0.00        | \$0.00      |
|               | Receipt Number              | Receipt Date | Taxes/Fees  | Interest Paid | Total Paid  |
|               | 2015-0590825                | 05/11/2015   | \$84.49     | \$0.00        | \$84.49     |

|               |                             |                     |                    |                      |                    |
|---------------|-----------------------------|---------------------|--------------------|----------------------|--------------------|
|               | 2015-0603640                | 10/22/2015          | \$84.48            | \$0.00               | \$84.48            |
| <b>Type</b>   | <b>Statement Number</b>     | <b>Taxes</b>        | <b>Assessments</b> | <b>Fees</b>          | <b>Balance Due</b> |
| Real Property | <a href="#">2014-949595</a> | \$134.73            | \$38.13            | \$0.00               | \$0.00             |
|               | <b>Receipt Number</b>       | <b>Receipt Date</b> | <b>Taxes/Fees</b>  | <b>Interest Paid</b> | <b>Total Paid</b>  |
|               | 2014-0526811                | 05/13/2014          | \$86.44            | \$0.00               | \$86.44            |
|               | 2014-0555130                | 11/18/2014          | \$86.42            | \$0.00               | \$86.42            |
| <b>Type</b>   | <b>Statement Number</b>     | <b>Taxes</b>        | <b>Assessments</b> | <b>Fees</b>          | <b>Balance Due</b> |
| Real Property | <a href="#">2013-949595</a> | \$1.92              | \$38.13            | \$0.00               | \$0.00             |
|               | <b>Receipt Number</b>       | <b>Receipt Date</b> | <b>Taxes/Fees</b>  | <b>Interest Paid</b> | <b>Total Paid</b>  |
|               | 2013-0468357                | 05/16/2013          | \$40.05            | \$0.00               | \$40.05            |

### Property Images

Click on an image to enlarge it.





# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

**Parcel#:** 949595 **Owner Name:** PORTER, HOWARD R ETUX ETAL  
**DOR Code:** 88 - Resource - Designated Forest Land **Address1:**  
**Situs:** MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD  
**Map Number:** 21-14-16060-0002 **City, State:** LANGLEY WA  
**Status:** **Zip:** 98260  
**Description:** ACRES 6.29; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 959762); SEC 16, TWP 21, RGE 14  
**Comment:** BLA WITH PARCELS 949594, 949596, 959762 & 959763, 15 FOR 16

| 2018 Market Value |          | 2018 Taxable Value |          | 2018 Assessment Data         |                                     |
|-------------------|----------|--------------------|----------|------------------------------|-------------------------------------|
| Land:             | \$230    | Land:              | \$230    | District:                    | 43 - COR SD404 F07<br>H02 CO COF ST |
| Improvements:     | \$15,600 | Improvements:      | \$15,600 | Current Use/DFL:             | Yes                                 |
| Permanent Crop:   | \$0      | Permanent Crop:    | \$0      | Senior/Disability Exemption: | No                                  |
| Total             | \$15,830 | Total              | \$15,830 | Total Acres:                 | 6.29000                             |

### Ownership

| Owner's Name               | Ownership % |
|----------------------------|-------------|
| PORTER, HOWARD R ETUX ETAL | 100 %       |

### Sales History

| Sale Date | Sales Document | # Parcels | Excise #  | Grantor             | Grantee                    | Price    |
|-----------|----------------|-----------|-----------|---------------------|----------------------------|----------|
| 03/10/11  | 2011-0327      | 1         | 2011-0327 | SUNCADIA LLC        | PORTER, HOWARD R ETUX ETAL | \$5,700  |
| 12/12/08  | 2008-1937      | 2         | 2008-1937 | PORTER, NICHOLAAS F | PORTER, HOWARD & SHARON    | \$21,627 |

### Building Permits

No Building Permits Available

### Historical Valuation Info

| Year | Billed Owner               | Land      | Impr.    | PermCrop Value | Total     | Exempt | Taxable  |
|------|----------------------------|-----------|----------|----------------|-----------|--------|----------|
| 2018 | PORTER, HOWARD R ETUX ETAL | \$230     | \$15,600 | \$0            | \$15,830  | \$0    | \$15,830 |
| 2017 | PORTER, HOWARD R ETUX ETAL | \$210     | \$15,600 | \$0            | \$15,810  | \$0    | \$15,810 |
| 2016 | PORTER, HOWARD R ETUX ETAL | \$210     | \$15,600 | \$0            | \$15,810  | \$0    | \$15,810 |
| 2015 | PORTER, HOWARD R ETUX ETAL | \$153,890 | \$15,600 | \$0            | \$169,490 | \$0    | \$15,830 |
| 2014 | PORTER, HOWARD R ETUX ETAL | \$153,890 | \$15,600 | \$0            | \$169,490 | \$0    | \$15,830 |

[View Taxes](#)

### Parcel Comments

| Date | Comment |
|------|---------|
|      |         |

|          |   |
|----------|---|
| 04/20/16 | BLA WITH PARCELS 949594, 949596, 959762 & 959763, 15 FOR 16   |
| 01/23/15 | CHANGE DOR CODE FROM 95 TO 88 PER MERGE OF CURRENT USE OPEN SPACE TIMBER (RCW 84.34) WITH DESIGNATED FOREST LAND (RCW 84.33); KITTITAS COUNTY ORD #2015-001 |
| 05/04/11 | SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER MORATORIUM, 5/04/11; 09 FOR 10 AND 10 FOR 11, 12  |
| 09/21/09 | CHANGE TAXING DISTRICT FROM 31 TO 43 PER RESOLUTION NO. 2009-83. ANNEXING REAL PROPERTY INTO KC FIRE DISTRICT NO. 7, 09 FOR 10                              |
| 04/17/06 | TRANS FROM D.FOREST (ST YR 2000) TO OPEN SPACE TIMBER (ST YR 2006)  |
| 02/24/06 | CREATE PORTER-MATTHEW SP 04-45 FROM 21-14-16000-0003, -0006; 04 FOR 05  |

## Property Images

Click on an image to enlarge it.





**KITTITAS COUNTY**  
WASHINGTON



**TAXSIFTER**

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

**Mike Hougardy**  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

**Assessor** **Treasurer** **Appraisal** **MapSifter**

**Parcel**

**Parcel#:** 949595 **Owner Name:** PORTER, HOWARD R ETUX ETAL  
**DOR Code:** 88 - Resource - Designated Forest Land **Address1:**  
**Situs:** MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD  
**Map Number:** 21-14-16060-0002 **City, State:** LANGLEY WA  
**Status:** **Zip:** 98260  
**Description:** ACRES 6.29; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 959762); SEC 16, TWP 21, RGE 14  
**Comment:** BLA WITH PARCELS 949594, 949596, 959762 & 959763, 15 FOR 16

**Land**

**Land**

| Land Code   | Unit Type  | Units      | Land Shape | Width | Depth |
|-------------|------------|------------|------------|-------|-------|
| T6-3        | Acres      | 6.29000000 |            |       |       |
| zFirePatrol | Fire Acres | 7.00000000 |            |       |       |

**Site Improvements**

**Misc Improvements**

| Improvement                             | Year In | Size         |
|---|---------|--------------|
| WSUC - Water Source-Upper County BAP484 | 2008    | Units - 1.00 |

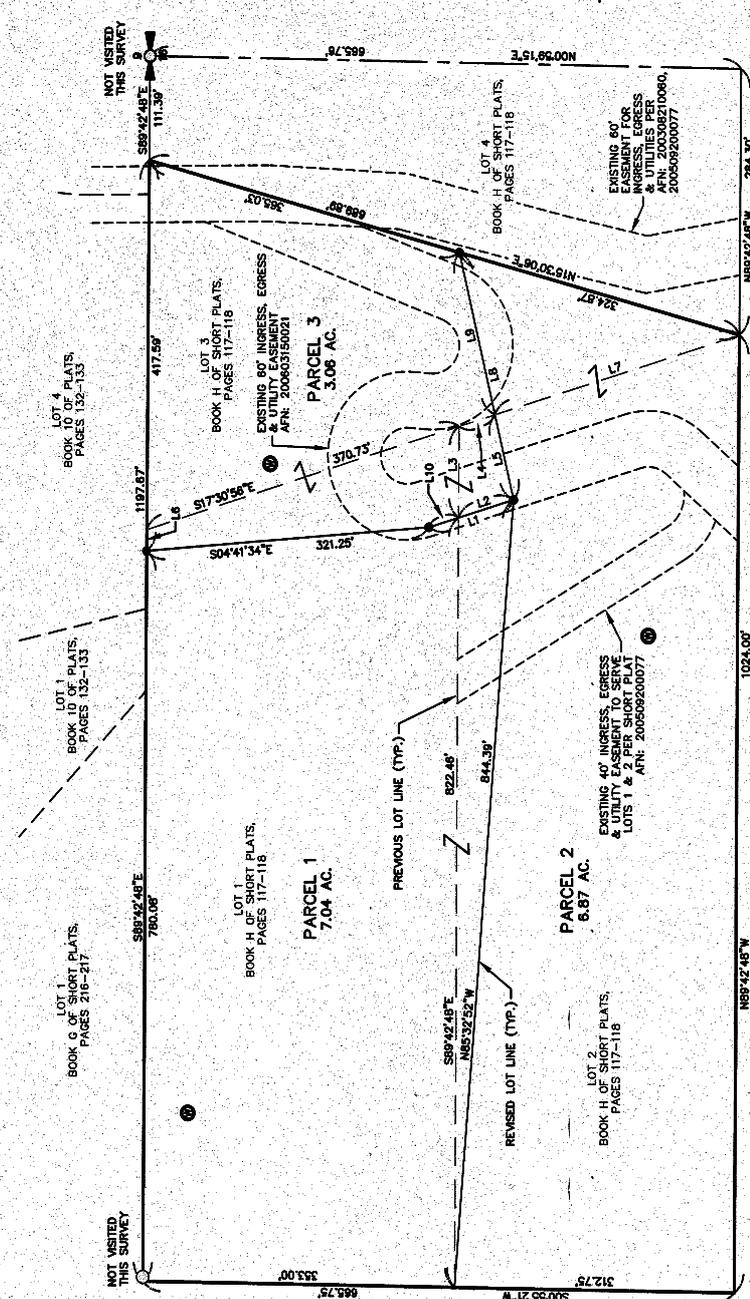
**Property Images**

Click on an image to enlarge it.



# RECORD OF SURVEY

## A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITITITAS COUNTY, WASHINGTON



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S17°30'56"E | 99.01    |
| L2   | S17°30'56"E | 64.42    |
| L3   | S89°32'48"E | 97.85    |
| L4   | S17°30'56"E | 41.97    |
| L5   | N17°03'07"E | 25.77    |
| L6   | S17°30'56"E | 265.10   |
| L7   | S17°30'56"E | 270.84   |
| L8   | N17°02'07"E | 177.58   |
| L10  | S17°30'56"E | 34.59    |

**SURVEY NOTES:**

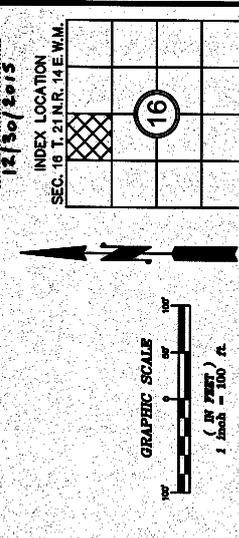
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLING ADJUSTMENTS AND PROPERLY ADJUSTED CORNERS SHOWN HEREON WERE LOCATED, LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
  - BOOK 29 OF SURVEYS, PAGES 51-54, AFR: 200306210000
  - BOOK H OF SHORT PLATS, PAGES 117 & 118, AFR: 200509200077
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

**EXISTING LEGAL DESCRIPTION:**

LOTS 1, 2 & 3, OF PORTER-MATTHEWS SHORT PLAT, KITITITAS COUNTY SHORT PLAT NO. 59-04-45, AS RECORDED SEPTEMBER 20, 2000, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200509200077, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

**LEGEND**

- QUARTER CORNER, AS NOTED
- IRON ROD & CAP TO BE SET, LSM 45003
- 1/8 CORNER, AS NOTED
- ⊙ THE WELL LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED ON INFORMATION BY THE CLIENT.



**BOUNDARY LINE ADJUSTMENT BL-15-00015**

PREPARED FOR  
HOWARD PORTER  
A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,  
TOWNSHIP 21 N., RANGE 14 E., W.M.  
KITITITAS COUNTY, WASHINGTON

DWN BY  
G. WEISER  
DATE  
12/2015

CHKD BY  
M.K.K.D.P.  
SCALE  
1"=100'

JOB NO.  
046211

SHEET  
1 OF 2

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**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 HOWARD PORTER

IN REG. 2015 AT PAGE 50

DUSTIN L. PIERCE  
SURVEYOR  
DATE 12/30/15

CERTIFICATE NO. 45503

**RECORDER'S CERTIFICATE 201512300041**

FILED FOR RECORD THIS 30 DAY OF DEC 2015 AT 4:12 P.M.  
IN BOOK 10 OF SURVEYS AT PAGE 50 AT THE REQUEST OF

DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor

Dustin L. Pierce  
County Auditor



**RECORD OF SURVEY**  
**A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,**  
**TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.**  
**KITITIAS COUNTY, WASHINGTON**

**PROPOSED LEGAL DESCRIPTIONS:**

**PARCEL 1**  
 LOT 1 OF THE PORTER-MATTHEWS SHORT PLAT, KITITIAS COUNTY SHORT PLAT NO. SP-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200599200077, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°42'48" EAST, 844.39 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 17°30'56" EAST, 822.46 FEET; THENCE SOUTH 85°32'52" WEST, 844.39 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF LOT 1 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 780.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY LINE, 22.76 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 17°30'56" EAST ALONG SAID EAST BOUNDARY LINE OF SAID LOT 1, 370.73 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 89°42'48" WEST ALONG SAID SOUTH BOUNDARY LINE, 97.65 FEET; THENCE NORTH 17°30'56" WEST, 34.59 FEET; THENCE NORTH 04°41'34" WEST, 321.25 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

**PARCEL 2**  
 LOT 2 OF THE PORTER-MATTHEWS SHORT PLAT, KITITIAS COUNTY SHORT PLAT NO. SP-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200599200077, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 3 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 17°30'56" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, 286.49 FEET; THENCE NORTH 77°02'07" EAST, 177.58 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 3; THENCE SOUTH 15°30'06" WEST ALONG SAID EAST BOUNDARY LINE, 324.87 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET; THENCE SOUTH 17°30'56" EAST, 64.42 FEET; THENCE NORTH 85°32'52" WEST, 844.39 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND EXCEPT THAT PORTION OF SAID LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST, 97.65 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 2; THENCE SOUTH 17°30'56" EAST ALONG SAID EAST BOUNDARY LINE, 41.19 FEET; THENCE SOUTH 77°02'07" EAST, 38.27 FEET; THENCE NORTH 17°30'56" WEST, 64.42 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

**PARCEL 3**  
 LOT 3 OF THE PORTER-MATTHEWS SHORT PLAT, KITITIAS COUNTY SHORT PLAT NO. SP-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200599200077, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 1 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 780.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY LINE, 22.76 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 17°30'56" EAST ALONG SAID SOUTH BOUNDARY LINE OF SAID LOT 1, 370.73 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 89°42'48" WEST ALONG SAID SOUTH BOUNDARY LINE, 97.65 FEET; THENCE NORTH 17°30'56" WEST, 34.59 FEET; THENCE NORTH 04°41'34" WEST, 321.25 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND THAT PORTION OF LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST, 97.65 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 2; THENCE SOUTH 17°30'56" EAST ALONG SAID EAST BOUNDARY LINE, 41.19 FEET; THENCE SOUTH 77°02'07" EAST, 38.27 FEET; THENCE NORTH 17°30'56" WEST, 64.42 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 2 WHICH IS THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID LOT 3 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 17°30'56" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, 286.49 FEET; THENCE NORTH 77°02'07" EAST, 177.58 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 3; THENCE SOUTH 15°30'06" WEST ALONG SAID EAST BOUNDARY LINE, 324.87 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



|   |                  |
|---|------------------|
| <b>BOUNDARY LINE ADJUSTMENT BL-15-00015</b>   |                  |
| A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,<br>TOWNSHIP 21N., RANGE 14 E., W.M. |                  |
| KITITIAS COUNTY,<br>DWN BY<br><b>G. WEISER</b>  | DATE<br>12/20/15 |
| KITITIAS COUNTY,<br>CHKD BY<br><b>M.K.K./D.P.</b>                                     | SCALE<br>N/A     |
| JOB NO.<br><b>046211</b>  | SHEET<br>2 OF 2  |

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 Ne Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Swiftwater Blvd. • Clk Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**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 **HOWARD PORTER**

IN DEC 20 15 DATE 12/20/15  
 BY DUSTIN L. PIERCE SURVEYOR  
 CERTIFICATE NO. 45503

RECORDER'S CERTIFICATE 201512300041  
 FILED FOR RECORD THIS 30 DAY OF Dec 20 15 AT 4:12 P.M.  
 IN BOOK 41 OF Surveys AT PAGE 51 AT THE REQUEST OF  
 SURVEYOR'S NAME DUSTIN L. PIERCE  
 COUNTY AUDITOR ERALD V. PETTIT  
 Deputy County Auditor