

EXHIBIT 4A  
TRACT IDENTIFICATION WITH PARCEL NUMBERS  
FOR AMERITITLE SUBDIVISION GUARANTEE  
BLUE JAY LAND COMPANY, LLC  
BOUNDARY LINE ADJUSTMENT

This document provides the parcel numbers and the map numbers for the tracts identified in the Amerititle subdivision guarantee.

TRACT 1 Parcel # 963301 (New Parcel Number) 20-14-12011-0006 (New Map Number)

TRACT 2 Parcel # 963302 (New Parcel Number) 20-14-12011-0007 (New Map Number)

TRACT 3 Parcel # 963299 (New Parcel Number) 20-14-12011-0001 (New Map Number)

TRACT 4 Parcel # 963300 (New Parcel Number) 20-14-12011-0002 (New Map Number)

TRACT 5 Parcel # 962708 (New Parcel Number) 20-14-10303-0002 (Existing Map Number)

TRACT 6 Parcel 20202 – Map Number 20-14-12060-0023

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# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48322128**

## 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: July 11, 2023

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

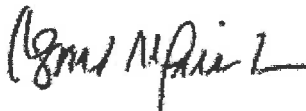
**Hannah Hall**

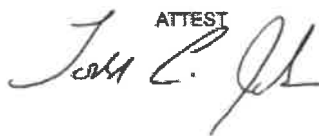
Authorized Signer

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

CHICAGO TITLE INSURANCE COMPANY



By:   
President

ATTEST  
  
Secretary

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Subdivision Guarantee Policy Number: 72156-48322128

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# SUBDIVISION GUARANTEE

Order No.: 597572AM  
Guarantee No.: 72156-48322128

Liability: \$1,000.00  
Fee: \$350.00  
Extra Chain Search: \$150.00  
Tax: \$42.00

Dated: July 11, 2023

Your Reference:

Assured: Pat Deneen

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:

## TRACT 1:

A tract of land, being a portion of the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of said Southwest Quarter, thence South 89°11'40" East along the South boundary of said Southwest Quarter, 729.32 feet;  
Thence North 46°12'41" East, 204.02 feet to Southwest boundary of the Northern Pacific Railroad right of way and the true point of beginning;  
Thence continuing North 46°12'41" East, 40.00 feet to the Northeast boundary of said railroad right of way;  
Thence South 43°13'40" East along said Northeast boundary of said railroad right of way, 238.30 feet to the South boundary of said Southwest Quarter;  
Thence North 89°11'40" West along said South boundary of said Southwest Quarter, 55.64 feet to the Southwest boundary of said railroad right of way;  
Thence North 43°13'40" West along said Southwest boundary of said railroad right of way, 199.24 feet to the true point of beginning.

## TRACT 2:

A tract of land, being a portion of the Northwest Quarter of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter, thence South 89°11'40" East, along the North boundary of said Northwest Quarter, 1068.73 feet to the true point of beginning;  
Thence South 43°13'40" East, 56.41 feet;  
Thence South 44°01'14" East, 98.76 feet;  
Thence South 43°44'01" East, 25.71 feet;

Subdivision Guarantee Policy Number: 72156-48322128

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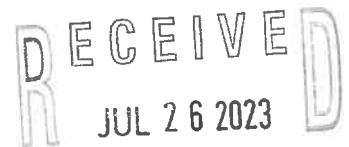
Kittitas County CDS

Thence South 47°41'47" West, 67.94 feet to the Northeasterly boundary of Tract FD-2 of that certain survey, recorded in Book 42 of Surveys, pages 201 and 202, under Auditor's File No. [202004100036](#), records of said County;  
Thence North 42°18'13" West, along said Northeasterly boundary 110.00 feet;  
Thence North 47°41'47" East, 0.18 feet;  
Thence North 42°18'13" West, 100.20 feet;  
Thence South 47°41'47" West, 0.82 feet;  
Thence North 42°15'48" West, 30.57 feet to said North boundary of said Northwest Quarter;  
Thence South 89°11'40" East, along said North boundary, 87.72 feet to the true point of beginning.

TRACT 3:

A strip of land, being a portion of the Northwest quarter of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Northwest Quarter, thence South 89°11'40" East along the North boundary of said Northwest Quarter of Northwest Quarter 772.05 feet to the true point of beginning;  
Thence South 46°12'41" West 442.71 feet;  
Thence Southwest along a curve to the left, having a radius of 197.21 feet through a central angle of 44°28'04" an arc length of 153.06 feet,  
Thence South 01°44'37" West 194.26 feet;  
Thence Southwest along a curve to the right having a radius of 235.37 feet through a central angle of 43°28'49" an arc length of 78.62 feet,  
Thence South 45°13'26" West 72.04 feet;  
Thence Southwest along a curve to the left, having a radius of 68.04 feet, through a central angle of 45°31'12", an arc length of 54.06 feet,  
Thence South 00°17'46" East 145.42 feet;  
Thence Southwest along a curve to the right, having a radius of 560.68 feet, through a central angle of 11°59'46", an arc length of 117.39 feet;  
Thence South 11°42'00" West, 131.09 feet;  
Thence North 64°10'04" West, 30.94 feet to the Easterly boundary of that certain Short Plat as recorded in Book F of Short Plats, pages 158 and 159, under Auditor's File No. [200105220008](#), records of said County;  
Thence North 11°42'00" East along said Easterly boundary of said Short Plat 123.53 feet;  
Thence Northeast along a curve to the left, having a radius of 530.68 feet, through a central angle of 11°59'46", an arc length of 111.11 feet;  
Thence North 00°17'46" West, 145.42 feet;  
Thence Northeast along a curve to the right, having a radius of 98.04 feet, through a central angle of 45°31'12", an arc length of 77.89 feet;  
Thence North 45°13'26" East, 72.04 feet;  
Thence Northeast along a curve to the left, having a radius of 205.37 feet, through a central angle of 43°28'49", an arc length of 155.85 feet;  
Thence North 01°44'37" East, 194.26 feet;  
Thence Northeast along a curve to the right, having a radius of 227.21 feet, through a central angle of 44°28'04", an arc length of 176.34 feet;  
Thence North 46°12'41" East, 412.28 feet to the North boundary of the herinabove described Northwest Quarter of the Northwest Quarter;  
Thence South 89°11'40" East along said North boundary, 42.73 feet to the true point of beginning.



TRACT 4:

A tract of land, being a portion of the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of said Southwest Quarter, thence South 89°11'40" East along the South boundary of said Southwest Quarter, 729.32 feet to the true point of beginning;  
Thence North 46°12'41" East, 204.02 feet to the Southwest boundary of the Northern Pacific Railroad right of way;  
thence South 43°13'40" East along said Southwest boundary of said railroad right of way, 30.00 feet;  
Thence South 46°12'41" West, 173.30 feet to the South boundary of said Southwest quarter;  
Thence North 89°11'40" West along said South boundary, 42.73 feet to the true point of beginning.

TRACT 5:

That portion of the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14, East, W.M., in the County of Kittitas, State of Washington, described as follows:

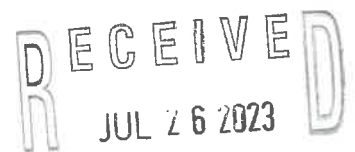
Starting at the Southwest corner of Parcel C of that Records of Survey filed under Kittitas County Recording Number [200704270063](#), in Book 34 of Surveys, Page 22;  
Thence 56.41' North 43°13'16" West to the True Point of Beginning and a point on the South Section Line of said Section 1;  
Thence 238.27' (+/-) North 43°13'16" West to a point at the North end of the West side of the Double O Road Easement;  
Thence in a Southwesterly direction following the West boundary of the Double O Road Easement 242.59' (+/-) South 46°12'41" West to a point on the South Section line of said Section 1;  
Thence Easterly along said Section line South 89°11'40" East 339.35' (+/-) to the True Point of Beginning.

EXCEPT those portions, if any, lying within the above described Tracts 1 and 4.

TRACT 6:

Parcel 1 of that certain Survey as recorded April 10, 2020, in Book 42 of Surveys, pages 201 and 202, under Auditor's File No. [202004100036](#), records of Kittitas County, Washington; being a portion of Tract FD-2, [EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT](#), as per plat thereof recorded in Book 13 of Plats, pages 30 through 35, being a portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT those portions, if any, lying within above described Tracts 2 and 3.



Title to said real property is vested in:

Blue Jay Land Company, LLC, a Washington Limited Liability Company

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-48322128

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(SCHEDULE B)

Order No: 597572AM  
Policy No: 72156-48322128

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: 2023  
Tax Type: County  
Total Annual Tax: \$2,696.53  
Tax ID #: 20202  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,348.27  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,348.26  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023  
Affects: Tract 6

7. Tax Year: 2023  
Tax Type: County

Subdivision Guarantee Policy Number: 72156-48322128



Kittitas County CDS

Total Annual Tax: \$64.63  
Tax ID #: 962708  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$32.32  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$32.31  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023  
Affects: Portion of said premises

8. Property Taxes, if any, assessed for future parcels yet to be created, as disclosed by Default Judgment Quieting Title to Plaintiff Blue Jay Land Company, LLC, filed June 21, 2023 in Kittitas County Superior Court Case No. 3-2-00084-19.
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. Liens, levies and assessments of the Mountain Ridge Resort Communities Owner's Association as shown in Declaration of Covenants recorded under Auditor's File No. [200409010047](#) and [2004092800063](#) and [200412300040](#).
11. Liens, levies and assessments of the Roslyn Ridge Activity Center as shown in Roslyn Ridge Activity Center Agreement recorded under Auditor's File No. [200706010052](#).
12. Water connection/hook-up fee as shown in Declaration of Covenants recorded under Auditor's File No. [200409010047](#) and [2004092800063](#) and [200412300040](#).
13. Possible sewer connection fee as shown in Declaration of Covenants recorded under Auditor's File No. [200409010047](#) and [2004092800063](#) and [200412300040](#).
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.  
Recorded: February 25, 1901  
[Book: 1 of Deeds, Page 467](#)  
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. The provisions contained in Instrument,  
Recorded: September 17, 1906,  
Instrument No.: [16604](#).  
As follows: "The grantors hereby grant to the grantee its successors and assigns, the right and power of making and maintaining such air shafts and drains as may be necessary to the working and mining of said coal deposits. The said grantee agrees to make reasonable compensation for damages done to the house and barn of said grantors by the said air shafts, and agrees to maintain said air shafts and drains in proper condition. Access to said air shafts and drains is granted to said grantee its successors, and assigns and agents provided it shall not be made a traveling way. The grantors expressly waive all claims to lateral, adjacent, and subjacent support and agree not to hold the grantee, its successors or assigns liable for any injury to the surface or buildings arising from any depression or subsidence of the surface due to the use of the underlying soil for mining purposes. The grantors agree to maintain necessary drains and to use the surface so as not to interfere with or injure the grantees or its successors' mines, shafts, or tunnels."
16. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Busy Bee Mining and Development Company.  
Recorded: September 24, 1908

Subdivision Guarantee Policy Number: 72156-48322128

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Book: 18, Page 102

Instrument No.: [22056](#)

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.

17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Fuel Company.  
Dated: December 16, 1916  
[Book: 31 of Deeds, Page 132](#)  
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.
18. Reservations as set forth in Deed recorded January 17, 1917 as Document No. [44916](#) from A.G. Perry to the Roslyn Fuel Company.
19. 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 Roslyn Fuel Company  
Purpose: Coal and other minerals  
Recorded: January 17, 1927  
Instrument No.: [44916](#)  
Book 31 of Deeds, Page 153  
Affects: A portion of said premises
20. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Roslyn Fuel Company.  
Recorded: December 22, 1927  
[Book: 46 of Deeds, Page 94](#)  
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.
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: County of Kittitas, State of Washington  
Purpose: Right of way  
Recorded: May 6, 1931  
[Book 49 of Deeds, Page 382](#)
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Winston Bros. Co.  
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises  
Recorded: January 16, 1933  
Instrument No.: [111285](#)  
Volume 52 of Deeds, Page 518
23. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.  
Recorded: August 15, 1941  
Instrument No.: [163358](#)  
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.
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: A. Whitner Allen and Marian R. Allen, his wife  
Purpose: Pipeline for water  
Recorded: June 25, 1964

Subdivision Guarantee Policy Number: 72156-48322128

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Instrument No.: [313648](#)  
Volume 115, Page 597

25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Robert H. Mason and Greta Mason, his wife; A. Whitner Allen and Marian R. Allen, his wife; Milton C. Young and Violette M. Young, his wife; Orval C. Scott and Geraldine Scott, his wife; Ray E. Cottet and Jean M. Cottet, his wife; Anthony G. Sandona and Loretta M. Sandona, his wife; and Walter F. Miller and Laurita B. Miller, his wife  
Purpose: Ingress and egress of an access road  
Recorded: April 2, 1965  
Instrument No.: [319989](#)  
Volume 118, Page 269
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Orval C. Scott and Geraldine Scott, his wife; Delbert H. Swap and Marion L. Swap, his wife; and Albert Galanti and Leah A. Galanti, his wife  
Purpose: Ingress and egress of an access road  
Recorded: August 19, 1966  
Instrument No.: [332170](#)  
Volume 123, Page 50
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Orval C. Scott and Geraldine Scott, husband and wife, and Clarence Anderson, a single person  
Purpose: Access road  
Recorded: October 16, 1968  
Instrument No.: [350491](#)  
Volume 131, Page 21
28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Sunny Lands Development Corporation  
Purpose: Water main pipeline  
Recorded: May 10, 1971  
Instrument No.: [367514](#)

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Sunny Lands Development Corporation  
Purpose: Water main pipeline  
Recorded: May 10, 1971  
Instrument No.: [367515](#)

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

Agreement to Realign a Water Line Easement recorded June 20, 2019, under Auditor's File No. [201906200023](#).

30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Sunny Lands Development Company, a Washington corporation  
Purpose: Constructing, installing, repairing, maintaining and operating a water pipe line and all necessary connections and appurtenances thereto and includes the rights of ingress and egress

Subdivision Guarantee Policy Number: 72156-48322128

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Kittitas County CDS

for the purpose of enjoying said easement  
Recorded: May 10, 1971  
Instrument No.: [367516](#)  
Volume 20, Page 261

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

31. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Sunny Lands Development Corporation, a Washington corporation  
Purpose: Water Main pipeline  
Recorded: May 10, 1971  
Instrument No.: [367517](#)  
Volume 20, Page 264

Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. [374523](#).

32. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Robert H. Mason and Greta Mason, his wife  
Purpose: Pipeline for water  
Recorded: October 18, 1972  
Instrument No.: [378668](#)  
Volume 34, Page 293

33. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Robert C. Leander and Betty H. Leander, his wife, and their heirs, successors and assigns  
Recorded: November 3, 1972  
Instrument No.: [378919](#)  
Book: 34, Page: 648

34. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted to: Delbert Harold Swap and marion Lenore Swap, his wife, and Albert Galanti and Leah Annette Galanti, his wife  
Purpose: Ingress and egress  
Recorded: December 12, 1972  
Instrument no.: [379565](#) and other various deeds of record  
Volume 35, page 600

35. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Orval C. Scott and Geraldine Scott, his wife  
Purpose: Access road  
Recorded: October 20, 1975  
Instrument No.: [400601](#)  
Volume 65, Page 568

36. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Roslyn Telephone Company, a Washington corporation  
Purpose: To construct, reconstruct, operate and maintain a telephone line or system  
Recorded: July 2, 1981  
Instrument No.: [453292](#), [453293](#), [453294](#), [453295](#), [453298](#), [453299](#)  
Volume 150, Pages 642 through 645

Subdivision Guarantee Policy Number: 72156-48322128

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37. Easement Exchange Agreement and the terms and conditions contained therein  
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon  
Recorded: August 9, 1984  
Volume 209, Page: 379  
Instrument No.: [481279](#)
38. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).  
Recorded: June 30, 1989  
Instrument No.: [521473](#)  
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.
39. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner.  
Recorded: May 31, 1991  
Instrument No.: [539737](#)
40. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Power & Light Company, a Washington corporation  
Recorded: September 14, 1994  
Instrument No.: [574976](#)  
Book: 358, Page: 1261
41. Partial waiver of surface use rights.  
Recorded: April 8, 1996  
Auditor's File No.: [199604080028](#)  
Executed by: Meridian Oil, Inc.
42. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Pineloch Sun Beach Club, Inc  
Purpose: A water pipeline  
Recorded: September 27, 1999  
Instrument No.: [199909270010](#), [199909270011](#), and [199909270012](#).
43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Plum Creek Timber Company, L.P., its successors and assigns  
Purpose: Ingress, egress and utilities  
Recorded: December 30, 1999  
Instrument No.: [199912300037](#)  
  
Said instrument further provides in part as follows:  
"Said easement may be relocated and developed at Grantee's expense with the approval of Grantor, which shall not be unreasonably withheld."  
Assignment of Easement rights recorded under Auditor's File No. [201412180026](#)
44. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Plum Creek Timberland, L.P., a Delaware limited partnership, successor by merger to Plum Creek Timber Company, L.P., and its successors  
Recorded: December 27, 2000  
Instrument No.: [200012270001](#)

Subdivision Guarantee Policy Number: 72156-48322128

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45. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Hamberlin Short Plat,  
 Recorded: May 22, 2001  
 Book: F of Short Plats Pages: 158 and 159  
 Instrument No.: [200105220008](#)  
 Matters shown:  
 a) Utility easement designated as Parcel B  
 b) Encroachment of existing fence lines into that portion of said premises designated as Parcel B  
 c) Power pole easement within and outside the East boundary of said Parcel B  
 d) Notes contained thereon  
 e) Dedication thereon
46. Rights of owners within the Southwest Quarter of the Southwest Quarter of Section 1 and within the Northwest Quarter of Section 12, Township 20 North, Range 14 East, to use existing gravel road located within the subject property as disclosed by Survey recorded in Book 29 of Surveys, pages 47 and 48, under Auditor's File No. [200308180073](#)
47. Declaration of Covenant, 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: June 9, 2004  
 Instrument No.: [200406090015](#)
48. 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: September 1, 2004  
 Instrument No.: [200409010047](#)
49. 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: September 28, 2004  
 Instrument No.: [200409280063](#)

Modification(s) of said covenants, conditions and restrictions  
 Recorded: September 30, 2005  
 Instrument No.: [200509300132](#)

Further modifications of said covenants, conditions and restrictions  
 Recorded: June 28, 2008  
 Instrument No.: [200806260017](#)

Said Declaration was extended to the subject property by document [201808070022](#) and by [202009280091](#).

Further modifications of said covenants, conditions and restrictions  
 Recorded: August 7, 2018  
 Instrument No.: [201808070022](#)

Further modifications of said covenants, conditions and restrictions  
 Recorded: September 28, 2020  
 Instrument No.: [202009280091](#)

50. Access and Utilities Easement Agreement and the terms and conditions contained therein  
 Between: Teanaway Ridge LLC, Ronald Mill Site IV Inc., R&R Heights Company, Inc and Cle

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Elum Resources Company, LLC  
Recorded: October 29, 2004  
Instrument No.: [200410290131](#)

51. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. Phase 1 - Division 1  
Recorded: September 7, 2004  
Instrument No.: [200409070067](#)  
Matters shown:  
a) Notes contained thereon
52. 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 19, 2004  
Instrument No.: [200411190054](#)
53. 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: December 30, 2004  
Instrument No.: [200412300040](#)
54. 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: December 30, 2004  
Instrument No.: [200412300041](#)
55. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 17, 2006  
Book: 32 Pages: 134 through 137  
Instrument No.: [200604170033](#)  
Matters shown:  
a) Shaded area designated as "Disputed Ownership"  
b) Notes contained thereon
56. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Executed By: Teanaway Ridge LLC, a Washington limited liability company  
Recorded: June 2, 2006  
Instrument No.: [200606020052](#)
57. Roslyn Ridge Activity Center Agreement and the terms and conditions contained therein  
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation  
And: Evergreen Valley LLC  
Recorded: June 1, 2007  
Instrument No.: [200706010052](#)  
  
Said Agreement was extended to the subject property by document [201808070022](#) and document [202009280091](#).
58. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: May 20, 2008  
Instrument No.: [200805200038](#)

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59. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Granted To: SSHI LLC, a Delaware Limited Liability Company  
Recorded: December 12, 2008  
Instrument No.: [200812120035](#)
60. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: DeAnn Reeves, an unmarried individual  
Purpose: Ingress and egress  
Recorded: May 13, 2010  
Instrument No.: [201005130006](#)
61. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Allen and Gayla Barton, husband and wife  
Purpose: Ingress and egress  
Recorded: June 22, 2010  
Instrument No.: [201006220030](#)
62. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Kirk Keppler and Joni Keppler  
Recorded: February 17, 2016  
Instrument No.: [201602170003](#)
63. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel A, Division 1,  
Recorded: August 7, 2018  
Book: 12 of Plats, Pages: 242 through 246  
Instrument No.: [201808070013](#)  
Matters shown:  
a) 40' Rockberry Loop  
b) Easement provisions  
c) Notes contained thereon
64. 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 Energy, Inc., a Washington corporation  
Purpose: Utility systems  
Recorded: August 20, 2018  
Instrument No.: [201808200058](#)
65. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel B, Division 2,  
Recorded: May 15, 2018  
Book: 12 of Plats Page: 224 through 227  
Instrument No.: [201805150019](#)  
Matters shown:  
a) Easement provision  
b) Notes contained thereon
66. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Rockberry Loop Plat,  
Recorded: May 21, 2019  
Book: 13 of Plats Pages: 30 through 35  
Instrument No.: [201905210015](#)  
Matters shown:  
a) 40' access & utility Easement "W" herein dedicated  
b) 40' access & utility Easement "R" herein dedicated

Subdivision Guarantee Policy Number: 72156-48322128

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- c) 8 foot trail Easement "S" herein dedicated
  - d) 20' access & utility Easement "T" herein dedicated
  - e) 8 foot trail Easement "U" herein dedicated
  - f) Easement provision contained thereon
  - g) Notes contained thereon
67. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
 Recorded: April 10, 2020  
 Book: 42 of Surveys, Pages: 201 and 202  
 Instrument No.: [202004100036](#)  
 Matters shown:  
 a) Notes as contained thereon
68. A Memorandum of Notice of Lien with the terms and conditions contained therein:  
 Between: Teanaway Ridge LLC, a Washington Limited Liability Company; Evergreen Valley LLC, a Washington Limited Liability Company; DK Professional Consultants, Inc., a Washington Corporation; PQD Construction Inc., a Washington Corporation; Ronald Mill Site One, Inc., a Washington Corporation; Ronald Mill Site Two, Inc., a Washington Corporation; and Ronald Mill Site IV, Inc., a Washington Corporation  
 And: JKS Partners, L.P., a Missouri limited partnership  
 Which provides for royalty payments upon sale  
 Recorded: March 11, 2021 and April 5, 2021  
 Instrument No.: [202104050014](#) and [202103110058](#)
- Affects: This and other property
69. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
 Amount: \$140,000.00  
 Trustor/Grantor: Blue Jay Company, LLC, a Washington Limited Liability Company  
 Trustee: Chicago Title Company of Washington  
 Beneficiary: JKS Partners, L.P.  
 Dated: August 19, 2021  
 Recorded: September 2, 2021  
 Instrument No.: [202109020072](#)  
 Affects: A portion of said premises and other land
- Appointment of Successor Trustee as disclosed by instrument,  
 Recorded: February 13, 2023  
 Instrument No.: [202302130007](#)  
 New Trustee: AmeriTitle
70. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
 Granted To: Nicolas and Heather Trescases  
 Purpose: Access  
 Recorded: December 14, 2022  
 Instrument No.: [202212140012](#)  
 Affects: Portion of said premises and other land
71. Any adverse claim for discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.

**END OF EXCEPTIONS**

**Notes:**

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Note No. 1: 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.

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: PTN SW Quarter Section 1 and Ptn NW Quarter Section 12, all in Township 20N, Range 14E, 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**

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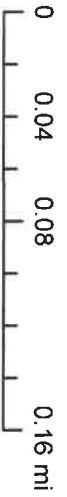
# Assessor's map



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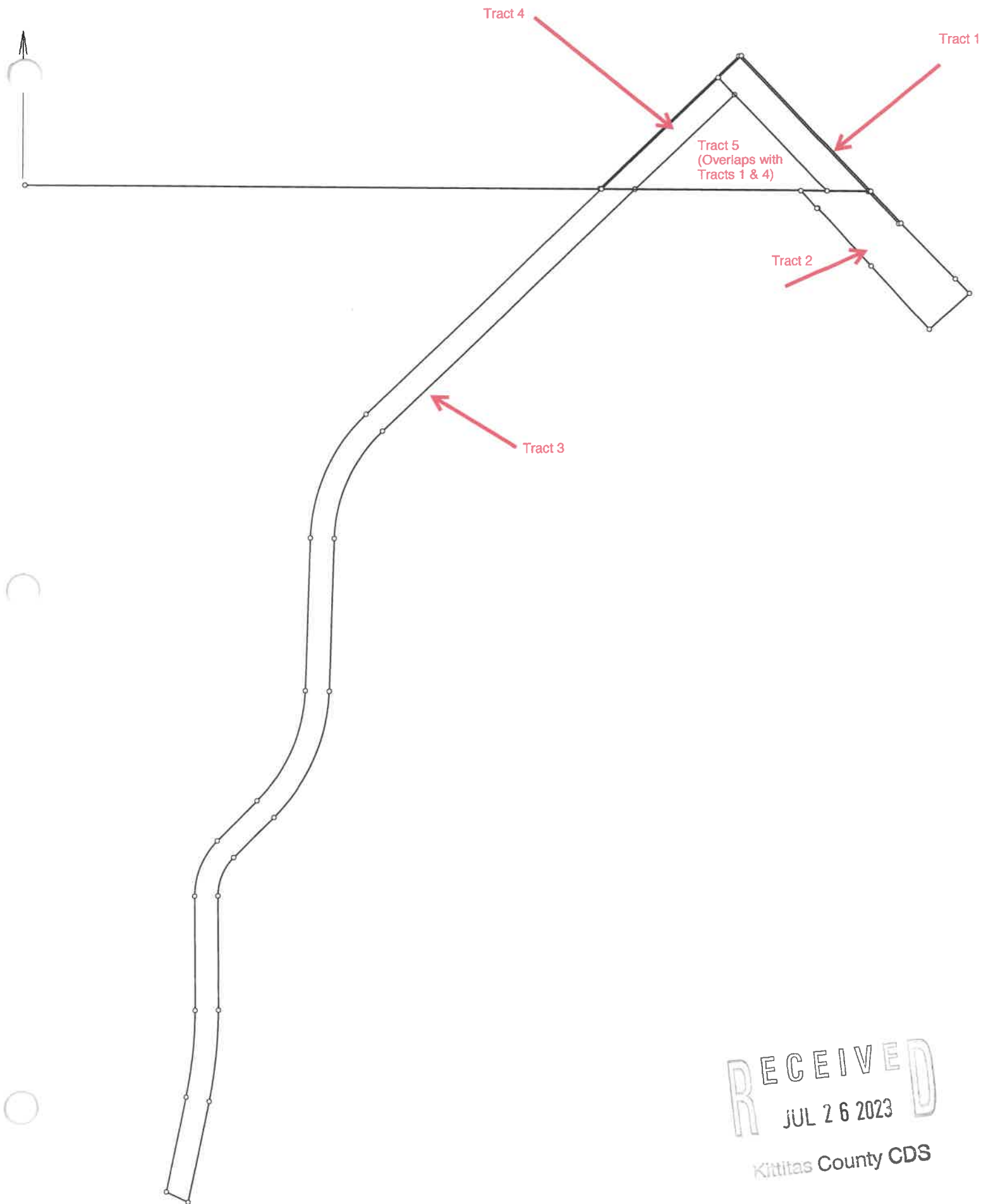
Date: 7/12/2023

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 representation by others regarding this information or its derivatives.



1 inch equals 376 feet





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## Data and Deed Call Listing of File: tract 5.des

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Tract 1: 0.769 Acres: 33499 Sq Feet: Closure = s41.4646e 56.45 Feet: Precision =1/16: Perimeter = 877 Feet  
Tract 2: 9.508 Acres: 414152 Sq Feet: Closure = n89.1358w 772.04 Feet: Precision =1/ 5: Perimeter = 3803 Feet  
Tract 3: 0.284 Acres: 12353 Sq Feet: Closure = n89.1140w 729.32 Feet: Precision =1/ 2: Perimeter = 1179 Feet  
Tract 4: 0.957 Acres: 41688 Sq Feet: Closure = n89.1053w 1068.73 Feet: Precision =1/ 2: Perimeter = 1647 Feet  
Tract 5: 0.362 Acres: 15769 Sq Feet: Closure = s81.3016w 886.25 Feet: Precision =1/ 2: Perimeter = 1467 Feet

---

001=N-56.53 E+1104.27  
002=n43.1316w 56.41  
003=n43.1316w 238.27  
004=s46.1241w 242.59  
005=s89.1140e 339.35  
006=@0 Merge 1  
007=s89.14e 772.05  
008=s46.1241w 442.71  
009: Lt, R=197.21, Arc=153.06, Delta=44.2804  
010=s01.4437w 194.26  
011: Rt, R=235.37, Arc=78.62, Delta=43.2849  
012=s45.1326w 72.04  
013: Lt, R=68.04, Arc=54.06, Delta=45.3112  
014=s.1746e 145.42  
015: Rt, R=560.68, Arc=117.39, Delta=11.5946  
016=s11.42w 131.09  
017=n64.1004w 30.94  
018=n11.42e 123.53  
019: Lt, R=530.68, Arc=111.11, Delta=11.5946  
020=n.1746w 145.42  
021: Rt, R=98.04, Arc=77.89, Delta=45.3112  
022=n45.1326e 72.04  
023: Lt, R=205.37, Arc=155.85, Delta=43.2849  
024=n01.4437e 194.26  
025: Rt, R=227.21, Arc=176.34, Delta=44.2804  
026=n46.1241e 412.28  
027=s89.114e 42.73  
028=@0 Merge 1  
029=s89.114e 729.32  
030=n46.1241e 204.02  
031=s43.134e 30  
032=s46.1241w 173.3  
033=n89.114w 42.73  
034=@0 Merge 1  
035=s89.1140e 1068.73  
036=s43.1340e 56.41  
037=s44.0114e 98.76  
038=s43.4401e 25.71  
039=s47.4147w 67.94  
040=n42.1813w 110  
041=s47.4147e .18  
042=n42.1813w 100.2  
043=s47.4147w .82  
044=n42.1548w 30.57  
045=s89.1140e 87.72  
046=@0 Merge 1  
047=s89.1140e 729.32  
048=n46.1241e 204.02  
049=n46.1241e 40  
050=s43.1340e 238.3  
051=n89.1140w 55.64  
052=n43.1340w 199.24

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2023 JUN 21 PM 2:55

KITTITAS COUNTY  
SUPERIOR COURT CLERK

**STATE OF WASHINGTON, County of Kittitas:**  
**I, Karen Bowen, Clerk of the above-entitled Court,**  
**do hereby certify that the ensuing instrument is**  
**a true and correct copy of the original now on file**  
**in my office, IN WITNESS THEREOF, I hereunto set**  
**my hand and the seal of said Court this** 22  
**day of** JUNE 2023

By: [Signature] **KAREN BOWEN** Deputy  
21 pages

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR KITTITAS COUNTY

BLUE JAY LAND COMPANY, LLC a Washington Limited Liability Company,  Plaintiff,	No. 23-2-00084-19
vs.	
THE UNKNOWN HEIRS OF E.K. BROWN and ANNA R. BROWN, husband and wife; HARLAN A. ODDSON and MILDRED E. ODDSON, husband and wife; and all other possible persons or parties unknown claiming any rights, title, estate, lien, or interest in the real estate described in the complaint herein, Defendants.	DEFAULT JUDGMENT QUIETING TITLE TO PLAINTIFF BLUE JAY LAND COMPANY, LLC

SUMMARY OF JUDGMENT

1. Title in "Old Railway Right-of-Way – Section 1", that parcel of land situate in the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., in Kittitas County, Washington and legally described in *Attachment 1* is quieted and legally owned by Blue Jay Land Company, LLC.
2. Title in "Old Railway Right-of-Way – Section 2", that parcel of land situate in the Southwest Quarter of the Southwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in Kittitas County, Washington and legally described in *Attachment 2* is quieted and legally owned by Blue Jay Land Company, LLC.

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 1

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Telephone (509) 575-8500

- 1 3. Title in Double-O Road – Section 1, that parcel of land situate in the Southwest Quarter  
2 of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., in  
3 Kittitas County, Washington and legally described in *Attachment 3* is quieted and legally  
4 owned by Blue Jay Land Company, LLC.
- 5 4. Title in Double-O Road – Section 2, that parcel of land situate in the Southwest Quarter  
6 of the Southwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in  
7 Kittitas County, Washington and legally described in *Attachment 4* is quieted and legally  
8 owned by Blue Jay Land Company, LLC.
- 9 5. Title in Triangle Parcel, that parcel of land situate in Kittitas County, Washington,  
10 recorded under Assessor Tax Parcel No. 962708 and Kittitas County Auditor File No.  
11 202209090011, and legally described in *Attachment 5* is quieted and legally owned by  
12 Blue Jay Land Company, LLC.
- 13 6. Each of the above-described parcels of land is held as separate parcels of land  
14 independent of other property or parcels.

15 THIS MATTER having come before the undersigned Judge upon Plaintiff's Motion for  
16 Default, and an Order of Default Quieting Title having been entered by the Court, the Court  
17 having been satisfied that there are no other parties with interest in said five (5) parcels of land  
18 which is the subject of this matter, and the Court having considered the records and files herein,  
19 and finding that Defendants were duly served with Plaintiff's Summons and Complaint,  
20 Defendants having not appeared, answered, or otherwise defended this matter, Defendants are  
21 not minors, are not incapacitated, and are not military service members;

22 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that Plaintiff shall have  
23 judgment quieting title as follows:

- 24 1. Situate in the Southwest Quarter of the Southwest Quarter of Section 1, Township 20  
25 North, Range 14 East, W.M., in Kittitas County, Washington is a portion of the "Old  
26 Railroad Right-of-Way or Grade" ("Old Railway Right-of-Way – Section 1") and legally  
27 described as:

28 A TRACT OF LAND, BEING A PORTION OF THE SOUTHWEST  
29 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,  
30 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 2

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1 COUNTY, STATE OF WASHINGTON, BEING MORE  
2 PARTICULARLY DESCRIBED AS FOLLOWS:

3 COMMENCING AT THE SOUTHWEST CORNER OF SAID  
4 SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

5 THENCE SOUTH 89°11'40" EAST ALONG THE SOUTH  
6 BOUNDARY OF SAID SOUTHWEST QUARTER, 729.32 FEET;

7 THENCE NORTH 46°12'41" EAST, 204.02 FEET TO SOUTHWEST  
8 BOUNDARY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF  
9 WAY AND THE TRUE POINT OF BEGINNING;

10 THENCE CONTINUING NORTH 46°12'41" EAST, 40.00 FEET TO  
11 THE NORTHEAST BOUNDARY OF SAID RAILROAD RIGHT OF  
12 WAY;

13 THENCE SOUTH 43°13'40" EAST ALONG SAID NORTHEAST  
14 BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 238.30 FEET  
15 TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER;

16 THENCE NORTH 89°11'40" WEST ALONG SAID SOUTH  
17 BOUNDARY OF SAID SOUTHWEST QUARTER, 55.64 FEET TO  
18 THE SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF  
19 WAY;

20 THENCE NORTH 43°13'40" WEST ALONG SAID SOUTHWEST  
21 BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 199.24 FEET  
22 TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.20  
23 ACRES.

- 24 a. Plaintiff Blue Jay Land Company, LLC, and its predecessors have been in actual  
25 and uninterrupted, open and notorious, hostile and exclusive possession of fee  
26 title interest in the above identified parcel under claim of right, made in good  
27 faith, since 2003.
- 28 b. No other interested parties have come forward in Answer to Plaintiff Blue Jay  
29 Land Company, LLC's, Complaint to Quiet Title to Real Property.
- 30 c. Plaintiff Blue Jay Land Company, LLC, is owner of Old Railroad Right of Way –  
Section 1 and title shall be quieted in Blue Jay Land Company, LLC, with respect  
to Old Railroad Right of Way – Section 1 as legally described herein and in the  
Complaint.

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 3

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1 2. Situate in the Southwest Quarter of the Southwest Quarter of Section 12, Township 20  
2 North, Range 14 East, W.M., in Kittitas County, Washington ("Old Railway Right-of-  
3 Way – Section 2") is a portion of the "Old Railroad Right-of-Way or Grade" ("Old  
4 Railway Right-of-Way – Section 2") and legally described as:

5  
6 A TRACT OF LAND, BEING A PORTION OF THE NORTHWEST  
7 QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,  
8 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS  
9 COUNTY, STATE OF WASHINGTON AND BEING MORE  
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11 COMMENCING AT THE NORTHWEST CORNER OF SAID  
12 NORTHWEST QUARTER; THENCE SOUTH 89°11'40" EAST,  
13 ALONG THE NORTH BOUNDARY OF SAID NORTHWEST  
14 QUARTER, 1068.73 FEET TO THE TRUE POINT OF BEGINNING;

15 THENCE SOUTH 43°13'40" EAST, 56.41 FEET;

16 THENCE SOUTH 44°01'14" EAST, 98.76 FEET;

17 THENCE SOUTH 43°44'01" EAST, 25.71 FEET;

18 THENCE SOUTH 47°41'47" WEST, 67.94 TO THE  
19 NORTHEASTERLY BOUNDARY OF TRACT FD-2 OF THAT  
20 CERTAIN SURVEY, RECORDED IN BOOK 42 OF SURVEYS, PAGE  
21 201 AND 202, UNDER AUDITOR'S FILE NO. 202004100036,  
22 RECORDS OF SAID COUNTY;

23 THENCE NORTH 42°18'13" WEST, ALONG SAID  
24 NORTHEASTERLY BOUNDARY 110.00 FEET;

25 THENCE NORTH 47°41'47" EAST, 0.18 FEET;

26 THENCE NORTH 42°18'13" WEST, 100.20 FEET;

27 THENCE SOUTH 47°41'47" WEST, 0.82 FEET;

28 THENCE NORTH 42°15'48" WEST, 30.57 FEET TO SAID NORTH  
29 BOUNDARY OF SAID NORTHWEST QUARTER;

30 THENCE SOUTH 89°11'40" EAST, ALONG SAID NORTH  
BOUNDARY, 87.72 FEET TO THE TRUE POINT OF  
BEGINNING AND CONTAINING 0.31 ACRES.

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 4

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Kittitas County CDS



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14
- a. Plaintiff Blue Jay Land Company, LLC, and its predecessors have been in actual and uninterrupted, open and notorious, hostile and exclusive possession of fee title interest in the above identified parcel under claim of right, made in good faith, since 2003.
  - b. No other interested parties have come forward in Answer to Plaintiff Blue Jay Land Company, LLC's, Complaint to Quiet Title to Real Property.
  - c. Plaintiff Blue Jay Land Company, LLC, is owner of Old Railroad Right of Way – Section 2 and title shall be quieted in Blue Jay Land Company, LLC, with respect to Old Railroad Right of Way – Section 2 as described herein and in the Complaint.
3. Situate in the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., in Kittitas County, Washington is a portion of that area known as "Double-O Road" ("Double-O Road – Section 1") and legally described as:

15  
16  
17  
18

A STRIP OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

19  
20

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER;

21  
22

THENCE SOUTH 89°1 L '40" EAST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 772.05 FEET TO THE TRUE POINT OF BEGINNING;

23

THENCE SOUTH 46°12'41" WEST 442.71 FEET;

24  
25

THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 197.21 FEET THROUGH A CENTRAL ANGLE OF 44°28'04" AN ARC LENGTH OF 153.06 FEET;

26  
27

THENCE SOUTH 01°44'37" WEST 194.26 FEET;

28  
29

THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.37 FEET THROUGH A CENTRAL ANGLE OF 43°28'49" AN ARC LENGTH OF 78.62 FEET;

30

THENCE SOUTH 45°13'26" WEST 72.04 FEET;

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 5

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LAW OFFICES OF  
MEYER, FLUEGGE & TENNEY, P.S.  
230 South Second Street · P.O. Box 22680  
Yakima, WA 98907-2680  
Telephone (509) 575-8500

Kittitas County CDS

1 THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING  
2 A RADIUS OF 68.04 FEET, THROUGH A CENTRAL ANGLE OF  
3 45°31'12", AN ARC LENGTH OF 54.06 FEET;

4 THENCE SOUTH 00°17'46" EAST 145.42 FEET;

5 THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT,  
6 HAVING A RADIUS OF 560.68 FEET, THROUGH A CENTRAL  
7 ANGLE OF 11°59'46", AN ARC LENGTH OF 117.39 FEET;

8 THENCE SOUTH 11°42'00" WEST, 131.09 FEET;

9 THENCE NORTH 64°10'04" WEST, 30.94 FEET TO THE EASTERLY  
10 BOUNDARY OF THAT CERTAIN SHORT PLAT AS RECORDED IN  
11 BOOK F OF SHORT PLATS, PAGES 158 AND 159, UNDER  
12 AUDITOR'S FILE NUMBER 200105220008, RECORDS OF SAID  
13 COUNTY;

14 THENCE NORTH 11°42'00" EAST ALONG SAID EASTERLY  
15 BOUNDARY OF SAID SHORT PLAT 123.53 FEET;

16 THENCE NORTHEAST ALONG A CURVE TO THE LEFT, HAVING A  
17 RADIUS OF 530.68 FEET, THROUGH A CENTRAL ANGLE OF  
18 11°59'46", AN ARC LENGTH OF 111.11 FEET;

19 THENCE NORTH 00°17'46" WEST, 145.42 FEET;

20 THENCE NORTHEAST ALONG A CURVE TO THE RIGHT, HAVING A  
21 RADIUS OF 98.04 FEET, THROUGH A CENTRAL ANGLE OF 45°31  
22 '12", AN ARC LENGTH OF 77.89 FEET;

23 THENCE NORTH 45°13'26" EAST, 72.04 FEET;

24 THENCE NORTHEAST ALONG A CURVE TO THE LEFT, HAVING A  
25 RADIUS OF 205.37 FEET, THROUGH A CENTRAL ANGLE OF  
26 43°28'49", AN ARC LENGTH OF 155.85 FEET;

27 THENCE NORTH 01°44'37" EAST, 194.26 FEET;

28 THENCE NORTHEAST ALONG A CURVE TO THE RIGHT, HAVING A  
29 RADIUS OF 227.21 FEET, THROUGH A CENTRAL ANGLE OF  
30 44°28'04", AN ARC LENGTH OF 176.34 FEET;

THENCE NORTH 46°12'41" EAST, 412.28 FEET TO THE NORTH  
BOUNDARY OF THE HEREINABOVE DESCRIBED NORTHWEST  
QUARTER OF THE NORTHWEST QUARTER;

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 6

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Kittitas County CDS

1  
2 THENCE SOUTH 89°11'40" EAST ALONG SAID NORTH BOUNDARY,  
42.73 FEET TO THE TRUE POINT OF BEGINNING.

- 3  
4 a. Plaintiff Blue Jay Land Company, LLC, and its predecessors have been in actual  
5 and uninterrupted, open and notorious, hostile and exclusive possession of fee  
6 title interest in the above identified parcel – subject to permissive use of an  
7 Access Easement filed under Kittitas County Recording Number 319989 –  
8 under claim of right, made in good faith, since 2003.  
9  
10 b. No other interested parties have come forward in Answer to Plaintiff Blue Jay  
11 Land Company, LLC's, Complaint to Quiet Title to Real Property.  
12  
13 c. Plaintiff Blue Jay Land Company, LLC, is owner of Double-O Road – Section 1  
14 and title shall be quieted in Blue Jay Land Company, LLC, with respect to  
15 Double-O Road – Section 1 as described herein and in the Complaint.  
16  
17 4. Situate in the Southwest Quarter of the Southwest Quarter of Section 12, Township 20  
18 North, Range 14 East, W.M., in Kittitas County, Washington is a portion of that area  
19 known as "Double-O Road" ("Double-O Road – Section 2") and legally described as:

20 A TRACT OF LAND, BEING A PORTION OF THE SOUTHWEST  
21 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,  
22 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS  
23 COUNTY, STATE OF WASHINGTON, BEING MORE  
24 PARTICULARLY DESCRIBED AS FOLLOWS:

25 COMMENCING AT THE SOUTHWEST CORNER OF SAID  
26 SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

27 THENCE SOUTH 89°11'40" EAST ALONG THE SOUTH  
28 BOUNDARY OF SAID SOUTHWEST QUARTER, 729.32 FEET TO  
29 THE TRUE POINT OF BEGINNING;

30 THENCE NORTH 46°12'41" EAST, 204.02 FEET TO THE  
SOUTHWEST BOUNDARY OF THE NORTHERN PACIFIC  
RAILROAD RIGHT OF WAY;

THENCE SOUTH 43°13'40" EAST ALONG SAID SOUTHWEST  
BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 30.00 FEET;

THENCE SOUTH 46°12'41" WEST, 173.30 FEET TO THE SOUTH  
BOUNDARY OF SAID SOUTHWEST QUARTER;

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 7

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1  
2 THENCE NORTH 89°11'40" WEST ALONG SAID SOUTH  
3 BOUNDARY, 42.73 FEET TO THE TRUE POINT OF BEGINNING  
4 AND CONTAINING 0.13 ACRES.

- 5 a. Plaintiff Blue Jay Land Company, LLC, and its predecessors have been in actual  
6 and uninterrupted, open and notorious, hostile and exclusive possession of fee  
7 title interest in the above identified parcel – subject to permissive use of an  
8 Access Easement filed under Kittitas County Recording Number 319989 –  
9 under claim of right, made in good faith, since 2003.
- 10 b. No other interested parties have come forward in Answer to Plaintiff Blue Jay  
11 Land Company, LLC's, Complaint to Quiet Title to Real Property.
- 12 c. Plaintiff Blue Jay Land Company, LLC, is owner of Double-O Road – Section 2  
13 and title shall be quieted in Blue Jay Land Company, LLC, with respect to Old  
14 Railroad Right of Way – Section 1 as described herein and in the Complaint.
- 15 5. Assessor Tax Parcel No. 962708 ("Triangle Parcel") is a parcel of land situate in Kittitas  
16 County, Washington and legally described as:

17 STARTING AT THE SOUTHWEST CORNER OF PARCEL C  
18 OF THAT RECORD OF SURVEY FILED UNDER KITTITAS  
19 COUNTY RECORDING NUMBER 200704270063 BOOK 34  
20 PAGE 22;

21 THENCE 56.41' N43°13'16"W TO THE TRUE POINT OF  
22 BEGINNING AND A POINT ON THE SOUTH SECTION LINE  
23 OF SECTION 1, TOWNSHIP 20, RANGE 14 EAST W.M;

24 THENCE 238.27' ( +/-) S43°13'16"W TO A POINT AT THE  
25 NORTH END OF THE WEST SIDE OF THE DOUBLE O ROAD  
26 EASEMENT;

27 THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING  
28 THE WEST BOUNDARY OF THE DOUBLE O ROAD  
29 EASEMENT 242.59' (+/-) S46°12'41"W TO A POINT ON THE  
30 SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 20,  
RANGE 14 EAST W.M;

THENCE EASTERLY ALONG SAID SECTION LINE  
S89°11'40"E 339.35' (+/-) TO THE TRUE POINT OF  
BEGINNING.

Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 8

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1  
2 a. Plaintiff Blue Jay Land Company, LLC, is the owner of Triangle Parcel and title  
3 shall be quieted in Blue Jay Land Company, LLC, with respect to Triangle Parcel  
4 as described herein and in the Complaint.

5 6. Plaintiff Blue Jay Land Company, LLC, is the owner in fee simple absolute, and is in  
6 possession of, the above described five (5) parcels of real property all situate in Kittitas  
7 County, Washington.

8  
9 Based on the above findings, it is hereby ORDERED, ADJUDGED, and DECREED as  
10 follows:

11 1. Plaintiff's motion for entry of default judgment is granted;

12 2. Plaintiff Blue Jay Land Company, LLC, is the owner of the five (5) parcels that  
13 are the subject of Plaintiff's *Complaint to Quiet Title to Real Property* and no other party has any  
14 right, title, or interest in such parcels with the exception of the Easement dated February 13,  
15 1965, as recorded under Auditor File No. 319989;

16 3. Title to the five (5) parcels that are the subject of Plaintiff's *Complaint to Quiet*  
17 *Title to Real Property* are quieted to Blue Jay Land Company, LLC, a Washington limited  
18 liability company, as owner of such real property free from all claims and rights of any unknown  
19 heirs, successors, assigns or other unknown interests;

20 4. Each of the above-described parcels of land shall be held as separate parcels of  
21 land independent of other property or parcels. The separate parcel descriptions are attached and  
22 labeled as follows:

23 "Old Railway Right-of-Way – Section 1"

24 "Old Railway Right-of-Way – Section 2"

25 "Double-O Road – Section 1"

26 "Double-O Road – Section 2"

27 "Triangle Parcel"

28 5. \_\_\_\_\_

29  
30  
Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 9

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Kittitas County CD

1  
2 DONE IN OPEN COURT this 21 day of June, 2023.

3  
4   
5 JUDGE/COURT COMMISSIONER

6  
7  
8 Presented by:

9  
10 MEYER, FLUEGGE & TENNEY, P.S.  
11 Attorneys for Plaintiff

12   
13 JAMES C. CARMODY, WSBA #5205  
14 PARDIES ROOHANI, WSBA #55452

15  
16 [Remainder of page left intentionally blank]  
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Default Judgment Quieting Title To  
Plaintiff Blue Jay Land Company, LLC - 10

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EXHIBIT 1

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Kititas County CDS

**OLD RAILWAY RIGHT-OF-WAY — SECTION 1**

A TRACT OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH  $89^{\circ}11'40''$  EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 729.32 FEET;

THENCE NORTH  $46^{\circ}12'41''$  EAST, 204.02 FEET TO SOUTHWEST BOUNDARY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $46^{\circ}12'41''$  EAST, 40.00 FEET TO THE NORTHEAST BOUNDARY OF SAID RAILROAD RIGHT OF WAY;

THENCE SOUTH  $43^{\circ}13'40''$  EAST ALONG SAID NORTHEAST BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 238.30 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER;

THENCE NORTH  $89^{\circ}11'40''$  WEST ALONG SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 55.64 FEET TO THE SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY;

THENCE NORTH  $43^{\circ}13'40''$  WEST ALONG SAID SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 199.24 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.20 ACRES.

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EXHIBIT 2

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**OLD RAILWAY RIGHT-OF-WAY — SECTION 2**

A TRACT OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH  $89^{\circ}11'40''$  EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 1068.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $43^{\circ}13'40''$  EAST, 56.41 FEET;

THENCE SOUTH  $44^{\circ}01'14''$  EAST, 98.76 FEET;

THENCE SOUTH  $43^{\circ}44'01''$  EAST, 25.71 FEET;

THENCE SOUTH  $47^{\circ}41'47''$  WEST, 67.94 TO THE NORTHEASTERLY BOUNDARY OF TRACT FD-2 OF THAT CERTAIN SURVEY, RECORDED IN BOOK 42 OF SURVEYS, PAGE 201 AND 202, UNDER AUDITOR'S FILE NO. 202004100036, RECORDS OF SAID COUNTY;

THENCE NORTH  $42^{\circ}18'13''$  WEST, ALONG SAID NORTHEASTERLY BOUNDARY 110.00 FEET;

THENCE NORTH  $47^{\circ}41'47''$  EAST, 0.18 FEET;

THENCE NORTH  $42^{\circ}18'13''$  WEST, 100.20 FEET;

THENCE SOUTH  $47^{\circ}41'47''$  WEST, 0.82 FEET;

THENCE NORTH  $42^{\circ}15'48''$  WEST, 30.57 FEET TO SAID NORTH BOUNDARY OF SAID NORTHWEST QUARTER;

THENCE SOUTH  $89^{\circ}11'40''$  EAST, ALONG SAID NORTH BOUNDARY, 87.72 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.31 ACRES.

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EXHIBIT 3

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**DOUBLE-O ROAD — SECTION 1**

A STRIP OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER;

THENCE SOUTH 89°1 L '40" EAST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 772.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 46°12'41" WEST 442.71 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 197.21 FEET THROUGH A CENTRAL ANGLE OF 44°28'04" AN ARC LENGTH OF 153.06 FEET;

THENCE SOUTH 01°44'37" WEST 194.26 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.37 FEET THROUGH A CENTRAL ANGLE OF 43°28'49" AN ARC LENGTH OF 78.62 FEET;

THENCE SOUTH 45°13'26" WEST 72.04 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 68.04 FEET, THROUGH A CENTRAL ANGLE OF 45°31'12", AN ARC LENGTH OF 54.06 FEET;

THENCE SOUTH 00°17'46" EAST 145.42 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 560.68 FEET, THROUGH A CENTRAL ANGLE OF 11°59'46", AN ARC LENGTH OF 117.39 FEET;

THENCE SOUTH 11°42'00" WEST, 131.09 FEET;

THENCE NORTH 64°10'04" WEST, 30.94 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN SHORT PLAT AS RECORDED IN BOOK F OF SHORT PLATS, PAGES 158 AND 159, UNDER AUDITOR'S FILE NUMBER 200105220008, RECORDS OF SAID COUNTY;

THENCE NORTH 11°42'00" EAST ALONG SAID EASTERLY BOUNDARY OF SAID SHORT PLAT 123.53 FEET;

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THENCE NORTHEAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.68 FEET, THROUGH A CENTRAL ANGLE OF  $11^{\circ}59'46''$ , AN ARC LENGTH OF 111.11 FEET;

THENCE NORTH  $00^{\circ}17'46''$  WEST, 145.42 FEET;

THENCE NORTHEAST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 98.04 FEET, THROUGH A CENTRAL ANGLE OF  $45^{\circ}31'12''$ , AN ARC LENGTH OF 77.89 FEET;

THENCE NORTH  $45^{\circ}13'26''$  EAST, 72.04 FEET;

THENCE NORTHEAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 205.37 FEET, THROUGH A CENTRAL ANGLE OF  $43^{\circ}28'49''$ , AN ARC LENGTH OF 155.85 FEET;

THENCE NORTH  $01^{\circ}44'37''$  EAST, 194.26 FEET;

THENCE NORTHEAST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 227.21 FEET, THROUGH A CENTRAL ANGLE OF  $44^{\circ}28'04''$ , AN ARC LENGTH OF 176.34 FEET;

THENCE NORTH  $46^{\circ}12'41''$  EAST, 412.28 FEET TO THE NORTH BOUNDARY OF THE HEREINABOVE DESCRIBED NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH  $89^{\circ}11'40''$  EAST ALONG SAID NORTH BOUNDARY, 42.73 FEET TO THE TRUE POINT OF BEGINNING.

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EXHIBIT 4

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**DOUBLE-O ROAD — SECTION 2**

A TRACT OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°11'40" EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 729.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 46°12'41" EAST, 204.02 FEET TO THE SOUTHWEST BOUNDARY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;

THENCE SOUTH 43°13'40" EAST ALONG SAID SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 30.00 FEET;

THENCE SOUTH 46°12'41" WEST, 173.30 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89°11'40" WEST ALONG SAID SOUTH BOUNDARY, 42.73 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.13 ACRES.

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EXHIBIT 5

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## THE TRIANGLE PARCEL

STARTING AT THE SOUTHWEST CORNER OF PARCEL C  
OF THAT RECORD OF SURVEY FILED UNDER KITTITAS  
COUNTY RECORDING NUMBER 200704270063 BOOK 34  
PAGE 22;

THENCE 56.41' N43°13'16"W TO THE TRUE POINT OF  
BEGINNING AND A POINT ON THE SOUTH SECTION LINE  
OF SECTION 1, TOWNSHIP 20, RANGE 14 EAST W.M;

THENCE 238.27' ( +/-) S43°13'16"W TO A POINT AT THE  
NORTH END OF THE WEST SIDE OF THE DOUBLE O ROAD  
EASEMENT;

THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING  
THE WEST BOUNDARY OF THE DOUBLE O ROAD  
EASEMENT 242.59' (+/-) S46°12'41"W TO A POINT ON THE  
SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 20,  
RANGE 14 EAST W.M;

THENCE EASTERLY ALONG SAID SECTION LINE  
S89°11'40"E 339.35' (+/-) TO THE TRUE POINT OF  
BEGINNING.

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