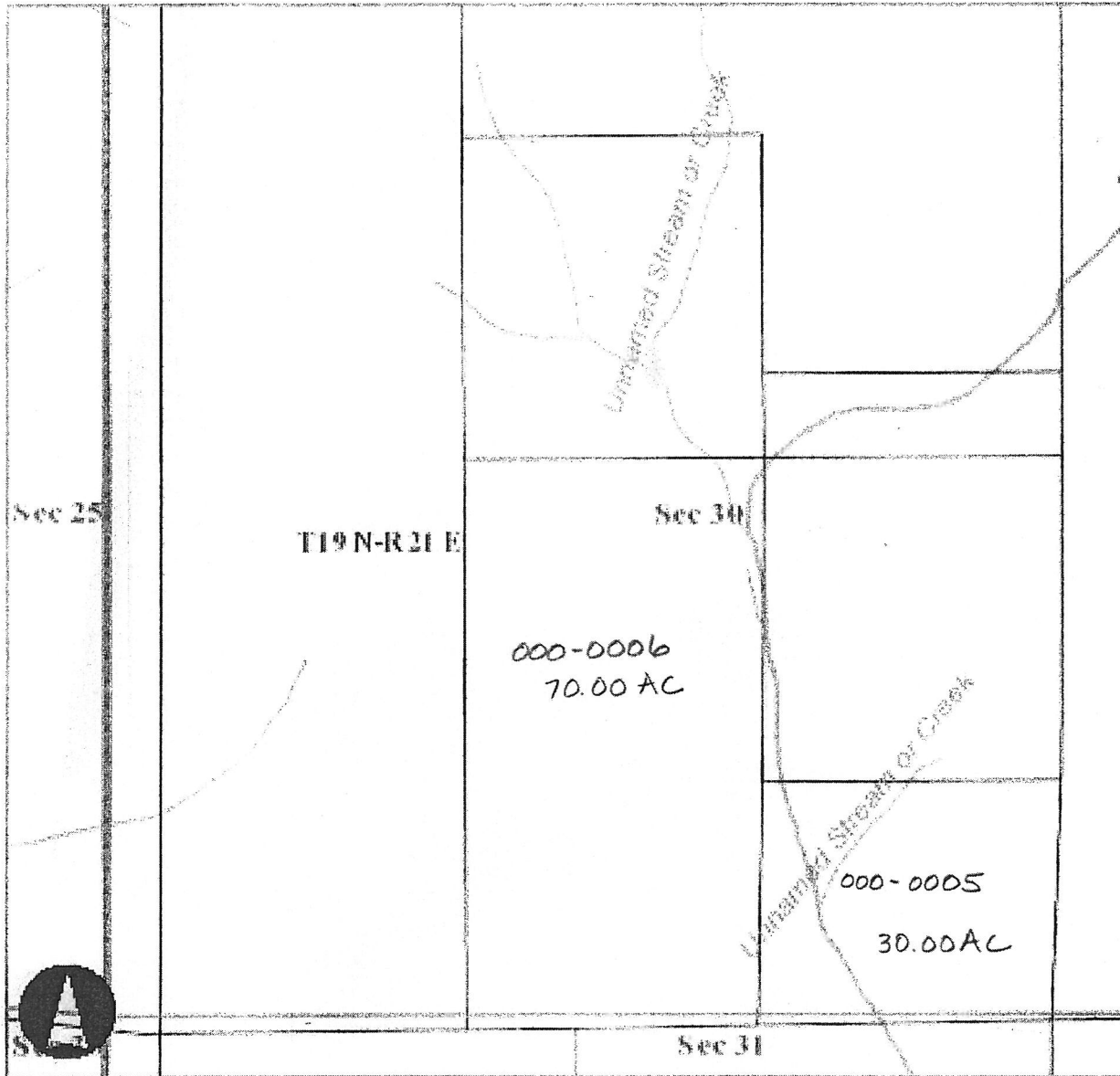


Sterner-Floyd

EXISTING



Map Center: Township:19 Range:21 Section:30

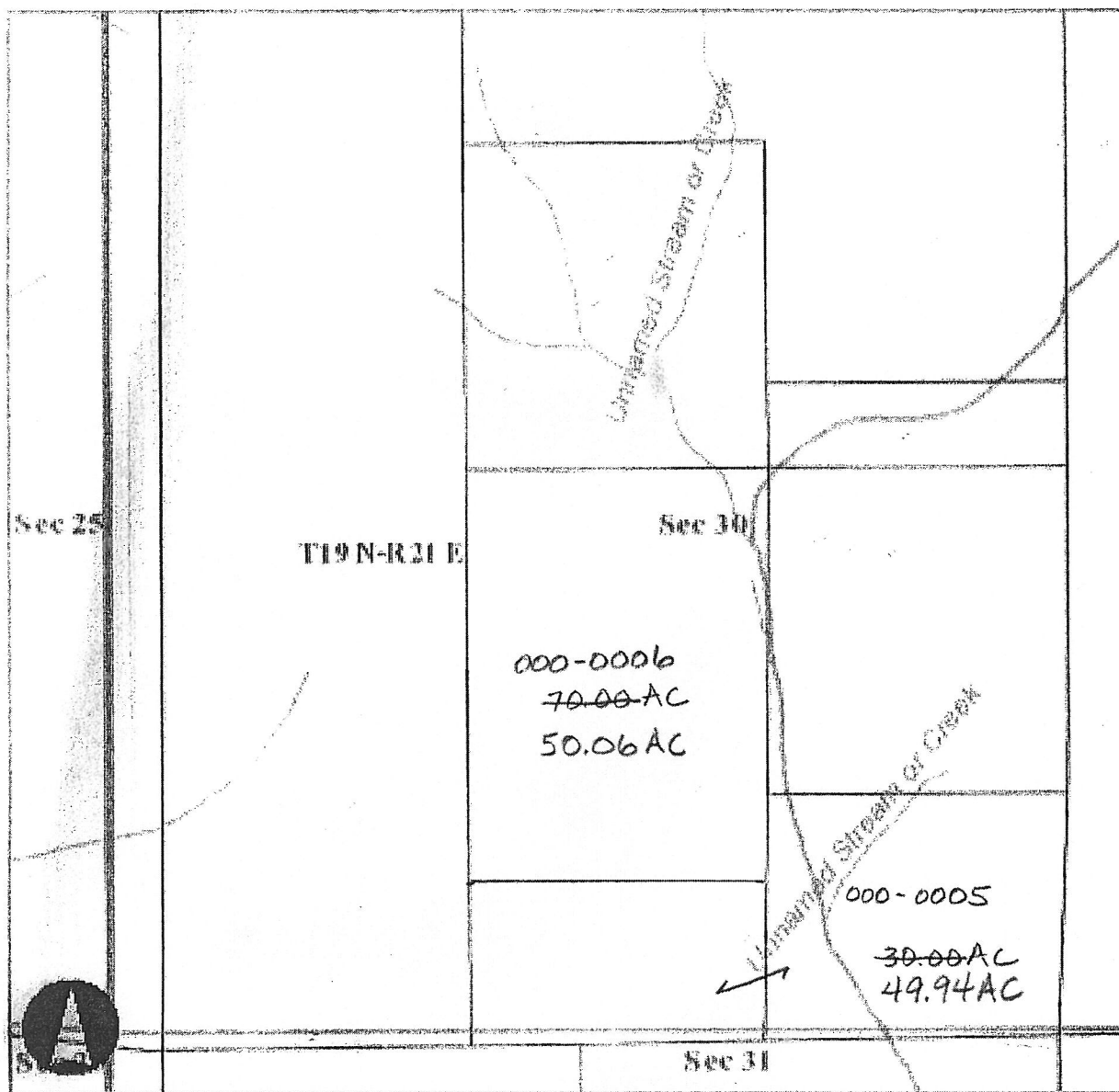
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PROPOSED



Map Center: Township:19 Range:21 Section:30

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RE EXCISE TAX PAID
Amount 589.05
Date 1/23/92
Affidavit No. 20659
SALLY SCHORMANN TREAS
KITITAS COUNTY TREASURER
By [Signature]

Filed for Record at Request of
AFTER RECORDING MAIL TO:

STATUTORY WARRANTY DEED

THE GRANTOR, G. LEE PENDERGRASS and CAROLYN PENDERGRASS, husband and wife, as to an undivided one-half interest, and JAMES F. JOHANNES, a married man, dealing in his separate estate, as to an undivided one-half interest, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to STEVEN K. STERNER and KRISTIN K.T. STERNER, husband and wife, the following described real estate, situated in the County of Kittitas, State of Washington:

The East half of the Southwest quarter of Section 30, Township 19 North, Range 21 East, W.M. in the County of Kittitas, State of Washington; EXCEPT the North half of the North half of the Northeast quarter of the Southwest quarter thereof.

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.

SUBJECT TO all reservations, restrictions, exceptions, easements and rights of way apparent or of record.

SUBJECT TO the pendency of Yakima County Superior Court Cause No. 77-2-01484-5, an action by the State of Washington, Department of Ecology v. James J. Acquavella, et al, for the purposes of securing a judgment adjudicating the relative rights of all persons diverting, withdrawing, or otherwise making use of surface waters of the Yakima River Drainage Basin. In the event that Seller/Grantor is or should be a party to the Acquavella water right litigation, all responsibility for substituting or including Purchaser/Grantee as an additional party and for prosecuting any water right claims with respect to said litigation, shall be the sole responsibility of the parties and not of the real estate agents, brokers, attorneys and/or closing agent.

TOGETHER WITH a nonexclusive 60' easement for ingress, egress, and utilities over, under and across the existing roads as they existed on 5/2/92. This deed is given in fulfillment of that certain real estate contract between the parties hereto of even date herewith, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to

STATUTORY WARRANTY DEED 1

20659

LAW OFFICES OF
FREDERICK & BECKLEY
201 NORTH PINE
POST OFFICE BOX 858
ELLENSBURG WASHINGTON 98926
TELEPHONE (509) 938-4128

APR 84