

06/18/2025 02:58 PM 202506180025
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Warranty Deed
Kittitas County, County Auditor

When recorded return to:
Libenow Properties LLC, a Washington limited
liability company
PO Box 1233
Ellensburg, WA 98926

RE EXCISE TAX PAID
Amount \$5125.00
Date 06/18/2025
Affidavit No. 2025-1015
KITTITAS COUNTY TREASURER
By Kristen Washington

STATUTORY WARRANTY DEED

Order No.: NXWA-0559756

NEXTITLE Recorded by NextTitle
Order No. 0559756

THE GRANTOR(S)

Aaron Yenney, an unmarried person

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Libenow Properties LLC, a Washington limited liability company

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

See Exhibit A attached hereto and by this reference incorporated in and made a part
hereof.

Abbreviated Legal: PARCEL 2A, SVY REC 199809290018; BEING A PTN OF LT 2, POLAND SPL
NO. 78-2; BEING A PTN OF SEQ OF STR: 28-18N-18E, W.M KITTITAS CO., WA.

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): 391033

June 17, 2025

Aaron Yenney
Aaron Yenney

STATE OF WASHINGTON
COUNTY OF King

This record was acknowledged before me on June 17th, 2025 by Aaron Yenney.

Erin Jennifer Bluett

ERIN JENNIFER BLUETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 196109
COMMISSION EXPIRES 12/25/2025

Notary Public 12/25/2025
My commission expires:

Subject to - Deed Exception(s):

Easement and the terms and conditions thereof: Grantee: Electric transmission and distribution Line, Purpose: Puget Sound Power & Light Company, a massachusetts Corporation, Area affected: Portion of said land, Recorded: November 16 ,1948, under Recording No.:204658.

Agreement and the terms and conditions thereof, Between: Chester C. Poland and Mathilda Poland, husband and wife, imposed by instrument Recorded: April 19, 1968, under Recording No. 346316.

All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the Short Plat recorded under Recording No. 405197. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. This policy does not insure that the land described in Schedule A is benefited by Easement, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

All covenants, conditions, Restriction, reservations, Easement or other servitudes, if any, disclosed by the Boundary Line Adjustment recorded under Recording No.199810020006. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. This policy does not insure that the land described in Schedule A is benefited by Easement, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

Survey and the terms and conditions thereof, Recorded: September 29, 1998, under Recording No. 199809290016.

Possible liability for tap, hook-up, connection and/or trunk charges as disclosed by Notice of Water and Connection Charge recorded on February 3, 1978, in Book 94, page 738, under Auditor's File No. 420037, executed by the City of Ellensburg.

Liability for present or future charges and or assessments, if any, levied by the City of Ellensburg

EXHIBIT A

Legal Description

PARCEL 2A AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 29, 1998 IN BOOK 23 OF SURVEYS, PAGE 215 UNDER AUDITOR'S FILE NO. 199809290016, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

BEING A PORTION OF LOT 2, POLAND SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON SHORT PLAT NO. 78-02, AS RECORDED JUNE 7, 1875 IN BOOK A OF SHORT PLATS, PAGE 3, UNDER AUDITOR'S FILE NO. 405197, RECORDS OF KITTITAS COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

APN/Parcel(s): 391033