

**Return Address:**

Steve Croci  
Director of Operations  
City of Cashmere  
101 Woodring Street  
Cashmere, WA 98815

198491  
REAL ESTATE EXCISE TAX  
EXEMPT  
Chelan County Treasurer  
David E. Griffiths, CPA

By dhayes 1/25/2023 Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of any warranty contained in the document itself.

**Document Title:** Statutory Warranty Deed  
**Grantor(s):** PORT OF CHELAN COUNTY, a Washington municipal corporation  
**Grantee(s):** CITY OF CASHMERE, a municipal corporation  
**Legal Description:** Part of Government Lot 1, Section 5, T. 23 N., R. 19 E. W.M.  
**Assessor's Tax Parcel ID 231905110500**

Filed with the Auditor pursuant to RCW 39.34.040

**STATUTORY WARRANTY DEED**

**County Road Project No. 726A (CRP 726A), Sunset Highway**

The Grantor **PORT OF CHELAN COUNTY**, a Washington municipal corporation (Grantor), for and in consideration of **FIFTY TWO THOUSAND, SIX HUNDRED NINETY SIX AND 97/100 (\$52,696.97) DOLLARS**, conveys and warrants to the **CITY OF CASHMERE**, a municipal corporation of the State of Washington, the following real property in fee, situated in the City of Cashmere in the State of Washington, as depicted on the attached Exhibit "A", Exhibit "B", Exhibit "C" and described as follows:

**THAT PORTION** Parcel "C" of Boundary Line Adjustment No. 2011-118CA, located in Government Lot 1, Section 5, Township 23 North, Range 19 East of the Willamette Meridian, City of Cashmere in Chelan County, Washington, recorded under Auditor's File Number 2344230., records of Chelan County Washington, **LYING NORTHERLY AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:**

**COMMENCING AT** the center of section of said Section 32, Township 24 North, Range 19 East of the Willamette Meridian, Chelan County, Washington, a 5/8" rebar with cap marked LS22963;

**THENCE** along the centerline of said Section 32, South 2° 06'43" West for 2798.98 feet to the quarter corner common to said Section 32 and said Section 5, a 2-1/2" USGLO brass cap, dated 1936;

**THENCE** along the section line between said Section 32 and Section 5, South 87° 34' 40" West for 2577.17 feet to the Northeast corner of said Section 5, a 3-1/2" brass cap flush with the pavement (no case);

**THENCE** South 87° 37'39" West for 37.31 feet to an aluminum cap monument on the centerline of Sunset Highway, Engineer's Right-of-way Station **258+16.08**;

**THENCE** along the centerline of Sunset Highway North 87 ° 32' 57" East for 2314.02 feet to the beginning curve, Engineer's Right-of-way Station **PC 281+30.10**;

**THENCE** continuing along said centerline on the arc of a tangent curve to the right for 1005.78 feet to Engineer's Right-of-way Station **PT 291+35.88**, said curve having a radius of 1145.92 feet, a central angle of 50° 17' 21" and a long chord that bears South 67° 18' 22" East for 973.81 feet;

**THENCE** continuing along said centerline South 42° 09' 42" East for 185.67 feet to Engineer's Right-of-way Station **PC: 293+21.55** an aluminum cap.

**THENCE** continuing along said centerline on the arc of a tangent curve to the left for 856.99 feet to Engineer's Right-of-way Station **PT 301+78.55**, said curve having a radius of 1432.40 feet, and a central angle of 34° 16' 46", and a long chord that bears South 59° 18' 05" East for 844.27 feet;

**THENCE** continuing along said centerline South 76° 26' 28" East for 91.28 feet to Engineer's Right-of-way Station **302+69.82** to **THE POINT OF BEGINNING OF SAID LINE;**

**THENCE** along said line North 13° 33' 32" East for 30.00 feet to the northerly right-of-way of Sunset Highway opposite Engineer's Right-of-way Station **302+69.82;**

**THENCE** continuing along said line North 13° 33' 32" East for 30.00 feet to a point 60-feet left (northerly) of Engineer's Right-of-way Station **302+69.82;**

**THENCE** South 76° 26' 28" East for 124.60 feet to a point 60-feet left (northerly) of Engineer's Right-of-way Station **302+69.82;**

**THENCE** along said Engineer's Right-of-way Station **302+69.82** North 13° 33' 32" East for 52.95 feet to the southerly right-of-way of BNSF Railway, and **THE END OF SAID LINE.**

**EXCEPT** existing City of Cashmere right-of-way for Sunset Highway.

**AND EXCEPT** existing right-of-way for BNSF Railway

Containing 11,094.10 square feet (0.255 acres), more or less.

**SUBJECT TO** rights, restrictions, reservations, covenants, easements, and matters apparent on the property or of record.

It is understood that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Cashmere unless and until accepted and approved hereon in writing for the City of Cashmere by its Mayor.

Dated this 25 day of January, ~~2022~~ <sup>2023</sup>.

**PORT OF CHELAN COUNTY**, a Washington municipal corporation

By: James M. Kuntz  
(Print Name),  
Executive Director, Port of Chelan County

[Signature]  
(Signature)

STATE OF WASHINGTON )  
 ) : ss  
COUNTY OF Douglas )

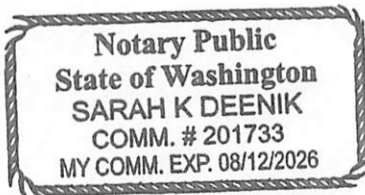
On this 25 day of January, ~~2022~~ <sup>2023</sup> before me personally appeared James M Kuntz to me known to be the Executive Director for the **PORT OF CHELAN COUNTY**, a Washington municipal corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said **PORT OF CHELAN COUNTY**, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Sarah K Deenik Sarah K Deenik  
Notary Public in and for the State of Washington,  
Residing at East Wenatchee, WA

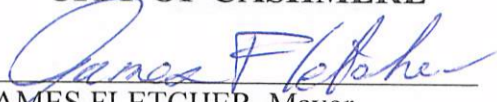
My commission expires 8/12/26



**ACCEPTED AND APPROVED:**

Dated at Cashmere, Washington this 25 day of JANUARY, 2023

**CITY OF CASHMERE**


  
\_\_\_\_\_  
JAMES FLETCHER, Mayor

ATTEST:

  
\_\_\_\_\_  
KAY JONES, City Clerk-Treasurer

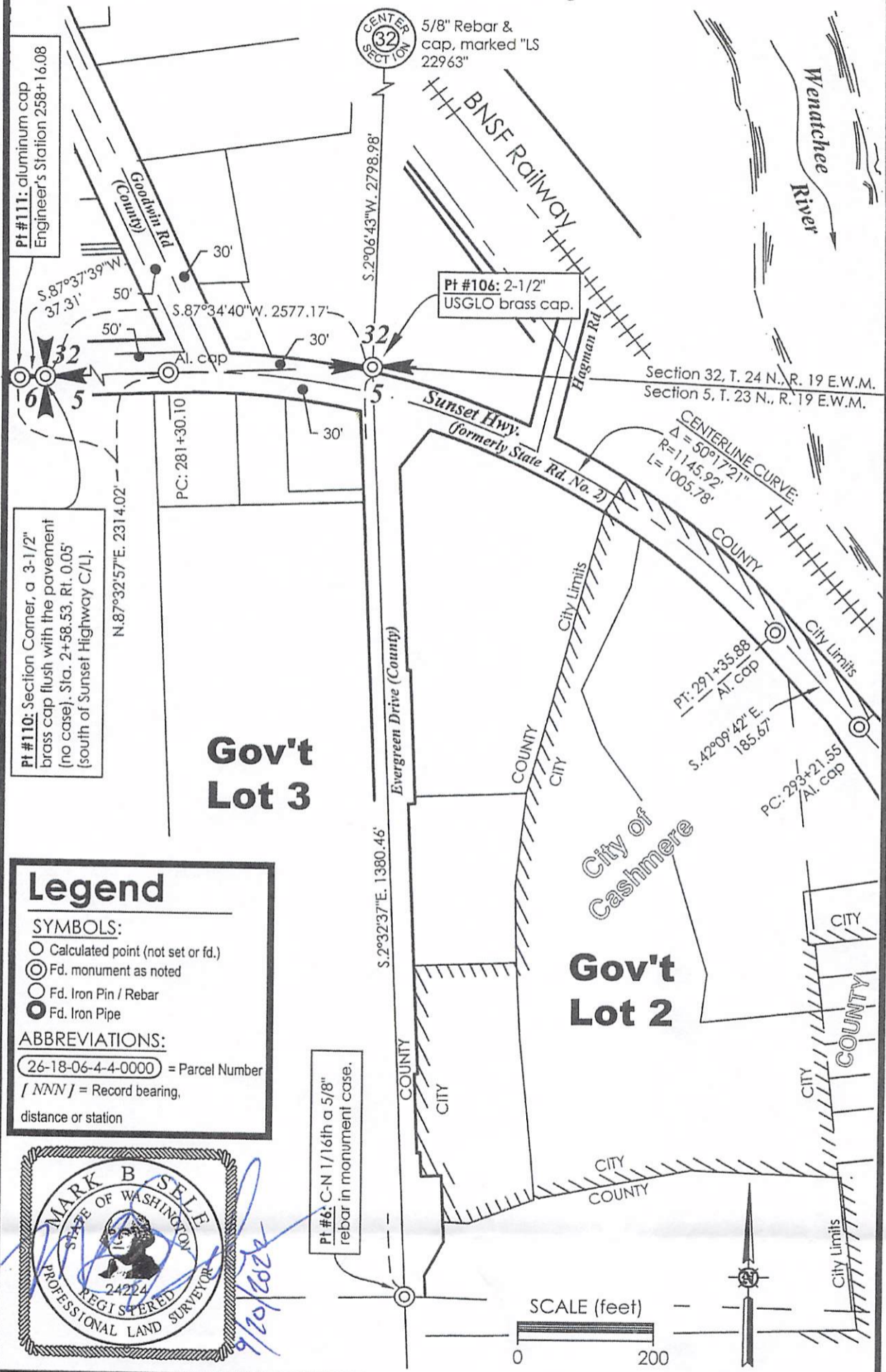
Dated: 1-25-23

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CHARLES D. ZIMMERMAN,  
City Attorney

Dated: 1/25/23

Part of Parcel "C" BLA 2011-118CA  
 Gov't Lot 1, Section 5, T. 23 N., R. 19 E.W.M., City of Cashmere in  
 Chelan County, Washington



**Legend**

**SYMBOLS:**

- Calculated point (not set or fd.)
- ⊙ Fd. monument as noted
- Fd. Iron Pin / Rebar
- Fd. Iron Pipe

**ABBREVIATIONS:**

26-18-06-4-4-0000 = Parcel Number  
 [ NNN ] = Record bearing,  
 distance or station

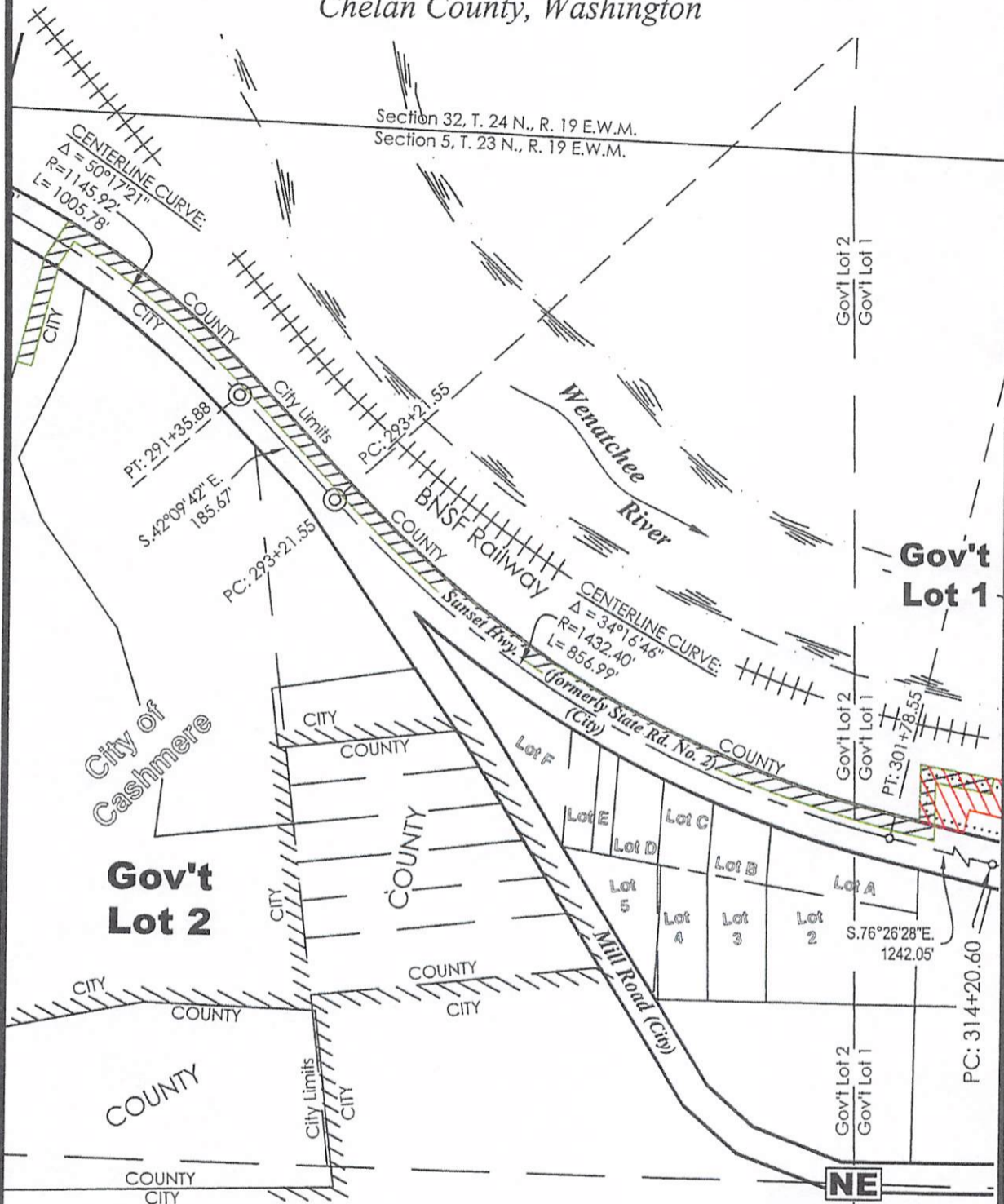


Chelan County  
 Public Works Department  
 316 Washington Street, Suite 402  
 Wenatchee, Washington, 98801  
 Phone: (509) 667-6415  
 Website: www.co.chelan.wa.us



**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED**  
 in Gov't Lot 1, Section 5, T. 23 N., R. 19 E.W.M.  
 Port of Chelan County

Part of Parcel "C" BLA 2011-118CA  
 Gov't Lot 1, Section 5, T. 23 N., R. 19 E.W.M., City of Cashmere in  
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**EXHIBIT "B"**  
**STATUTORY WARRANTY DEED**  
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 Port of Chelan County

