

RESOLUTION NO. 32416

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A QUIT CLAIM DEED  
CONVEYING LAND THAT WAS FORMERLY USED FOR THE TAYLOR DITCH

WHEREAS, in 1974, Selah (which was, at the time, still a town) entered into a three-page Agreement, a two-page Easement Deed and a one-page Quit Claim Deed with the Taylor Ditch Company. This occurred via Resolution No. 372; and

WHEREAS, Selah acquired, as a grantee, easement rights and/or fee title rights to a limited area of land. The Taylor Ditch Company, as the grantor, continued to own and operate the Taylor Ditch; and

WHEREAS, Selah no longer has any need for such easement rights and/or fee title rights, and the Taylor Ditch no longer exists in the subject location; and

WHEREAS, the limited area of land is of no use to Selah and does not have any appreciable value; and

WHEREAS, the current fee-title owners of adjacent real estate lots have requested that Selah convey whatever interest Selah has or might have vis-à-vis such limited area of land over to them, so as to remove any cloud on their respective estates. Selah has previously done this for other adjacent property owners (back in 1977 through 1981); and

WHEREAS, a proposed two-page Quit Claim Deed has been prepared, by an attorney representing the adjacent owners. It has been reviewed by Selah staff and its terms are acceptable to City staff. The meets-and-bounds legal description within the proposed Quit Claim Deed was prepared by Joseph W. Baker, who is a registered land surveyor, on or about February 21, 2025. Because the contemplated conveyance would be a quit claim conveyance, Selah will not be making any guarantees or warranties to the grantees; and

WHEREAS, City staff recommends that the City Council authorize the Mayor to sign the Quit Claim Deed so that whatever interest Selah has or might have can be conveyed over to the adjacent owners; and

WHEREAS, the City Council finds that good cause exists;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Mayor be and is authorized to sign the two-page Quit Claim Deed in the form appended hereto.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 14<sup>th</sup> day of October, 2025.

  
\_\_\_\_\_  
Roger Bell, Mayor

ATTEST:

Courtney McGarity  
Courtney McGarity, City Clerk

APPROVED AS TO FORM:

R.C.  
Rob Case, City Attorney

**After Recording Mail To:**

Pratt Boutillier  
Kirkevold & Farmer, PLLC  
3901 Fairbanks Ave  
Yakima, WA 98902

**QUITCLAIM DEED**

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**Grantor:** City of Selah, a municipal corporation

**Grantees:** (1)Ramona Leischner and Roger Leischner, husband and wife; and  
(2)Greg May and Teresa May Frechin, husband and wife

**Additional legal is on page(s):** 1

**Assessor's Tax Parcel No.:** 181302-14439

**Reference Number(s) of Documents assigned or released:**

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THE GRANTOR, City of Selah, a municipal corporation, fka Town of Selah, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, conveys and quitclaims to Ramona Leischner and Roger Leischner, husband and wife, as to 50%, and Greg May and Teresa May Frechin, husband and wife, as to 50%, the following described real estate, situated in the County of Yakima, State of Washington, together with all after acquired title of the Grantor therein:

A 5 foot strip of land lying Westerly and parallel to, the Westerly line of the following described tract of land:

The East 245.4 feet of Lot 6, Block 6, South Selah Acre Tracts, according to the official plat thereof recorded in Volume "I" of Plats, Page 2, Records of Yakima County, Washington;

**EXCEPTING THEREFROM** the North 179.95 feet thereof.

Being a portion of the East half of Taylor Ditch (as deeded to the City of Selah per Resolution No. 372).

DATED 10/15/2025

**City of Selah**

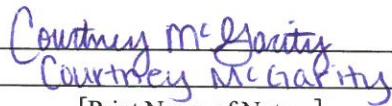


By: Roger Bell, Mayor  
(Following City Council  
Resolution No. 32416)

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF YAKIMA )

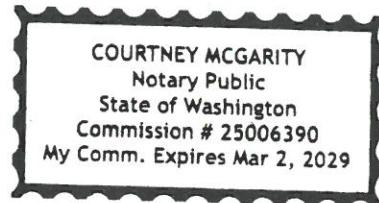
This is to certify that on this 15<sup>th</sup> day of October, 2025, I know or have satisfactory evidence that Roger Bell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument, and on oath stated that he was authorized to execute this instrument in his capacity as Mayor of the City of Selah, a municipal corporation, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Print Name of Notary]

Notary Public in and for the State of Washington.  
My commission expires: March 2, 2029



**LEGAL DESCRIPTION FOR HALF CANAL RIGHT OF WAY  
PARCEL NO. 181302-14439**

A 5 foot strip of land lying Westerly and parallel to, the Westerly line of the following described tract of land:

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**EXCEPTING THEREFROM** the North 179.95 feet thereof.

Being a portion of the East half of Taylor Ditch (as deeded to the City of Selah per Resolution No. 372).



2-21-25