



1870352

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06/19/2006 01:34P

BELFAIR ACREAGE TRACTS MISC 38.00 Mason Co, WA

Name and

Return Address

Belfair Acreage Tracts  
P.O. Box 756  
Belfair, WA 98528

DOCUMENT TITLE (S)

PARTIAL DISSOLUTION - TRACTS 69-75

REFERENCE NUMBER (S) of related documents

486315-366041 - To Amend and Correct 1862102  
Additional Reference #'s on page \_\_\_\_\_

GRANTOR (S) Last, First and Middle Initial

Belfair Acreage Tracts Association

Additional Grantors on page \_\_\_\_\_

GRANTEE (S) Last, First and Middle Initial

TO THE PUBLIC

Additional Grantees on page \_\_\_\_\_

LEGAL DESCRIPTION (Abbr. Form: quarter/quarter, section, township & range, plat, lot, & block)

AMENDMENT TO MAP 366040 SEC 7 TOWNSHIP 22  
RANGE 1 WEST

Additional Legal Descriptions on page \_\_\_\_\_

PARCEL NUMBER

12207-75-00010 THRU 12207-75-00750



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**BELFAIR ACREAGE TRACTS ASSOCIATION**  
P.O. Box 756  
Belfair, WA 98528

A Partial Dissolution was purposed by the owners of Tracts 69 through 75 on October 7, 2005. This Partial Dissolution was agreed to by Belfair Acreage Tracts Board of Directors pending a 90 day comment period and a vote of the affected owners.

Article X of the B.A.T.A. Articles of Incorporation was used as a guide for the Partial Dissolution. This requires a 2/3 majority vote for passage.

The affected Tracts consist of Tracts 69 through 75 including all "A,B,C and D subdivisions of any Tract.

The 90 day comment period started on October 11,2005 and ballots for a vote were then mailed out to the affected owners.

The completed vote was counted at the March monthly meeting of B.A.T.A.'s Board of Directors. Ten of the Eleven owners responded with an "OUT" vote . the last owner did not respond in writing but had called the day of the meeting saying he had lost his ballot but wanted to vote "OUT".

The Board of Directors ask the secretary of B.A.T.A. to work out a payment system with the unpaid Tract owners as per Item #4 and when complete to file with the county a notice of Partial Dissolution.

This notice hereby cancels the amendment added to Belfair Acreage Tracts By-laws that included Tracts 69 through 75 in the Association.

This notice cancels Amendment County number 486315 and 487274 and corrects Auditor file No. 366041

Secretary for B.A.T.A.

Wayne Case  
June 7, 2006



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Mason Co, WA

BELFAIR ACREAGE TRACTS

MISC

39.00

Mason Co, WA

## **Partial Dissolution for Tracts 69 through 75 of Belfair Acreage Tracts.**

It has been request by Tract owners Harvin Trucks and Manuel Sanchez and agreed by the Board of Directors of Belfair Acreage Tracts Association that a Partial Dissolution of Tracts 69 through 75 including all A, B, C and D Tracts be accomplished.

These Tracts were brought into the association by an amendment to the By-laws of the Association by the original developer. This amendment is listed with the Mason County Assessor office on reel 411 frame 382 with page numbers 486315 and 487274. This type of legal instrument is no longer used in this state.

Being that these Tracts are in one group, separated from the rest of the Association by a mile of road, The Board of Directors has no objection to these Tract owners voting among themselves for a partial dissolution. By using the Association's Article of Incorporation Article X as a guide, the Board has put forth a partial dissolution proposal for the owners of the tracts involved, requiring a 2/3 assent given in writing and signed by the affected Tracts owners.

Item #1-- A partial dissolution has been proposed by members of Belfair Acreage Tracts Association and agreed to by the Board of Directors. Reason for this proposal include being able to assist a different group of land owners with money for repair to Lower Razor Road. ( Most of the affected Tracts drive down Lower Razor to Highway 106 instead of going an extra two miles to down the legal access road which is Alderwood Road.)

Item #2-- The voting group shall consist of the owners of Tracts 69 through 75 including all "A, B, C and D " Tracts. This is a total of 15 Tracts, but only 11 owners. With these numbers, 7 owners voting to be OUT, will mean the partial dissolution shall be accomplished by the Association.

Item #3-- As per Article X of the Articles of Incorporation, two-thirds of the involved group must to dissolve from the Association for this proposal to carry.



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BELFAIR ACREAGE TRACTS      MISC      30.00      Mason Co, WA

**Item #4--** All past due assessments must be paid in full to Belfair Acreage Tracts or a written monthly payment agreement must be signed by the owner owing before this proposal becomes final. The only exception to this shall be Tracts 72 through 75 that are owned by a family and have a lien against them.

**Item #5--** There shall be a 90 day period where questions raised by this proposal can be answered and discussions at the monthly meetings can be held. These meetings are held the second Saturday of the month at the library in Belfair, starting at 6:00pm. This 90 day period starts October 11, 2005 and will end February 11, 2006. This time frame allows for the Holidays and mailing time.

**Item #6--** At the end of the 90 day period, a vote will be held for a partial dissolution. This vote will have a mail-in ballot if an owner can not or does not want to come the meeting.

**Item #7--** If this dissolution is carried, and past due assessments or monthly agreements as noted in Item #4 are not completely paid or signed by March 11, 2006, this vote shall become void and the dissolution shall not happen. If this proposal becomes void, each Tract owner shall be charged the Association's annual assessment and any interest due, as of January 1, 2006.

**Item #8--** If the proposal passes, the Association will file the proposal paperwork with the county Auditor's office and send each affected Tract owner a copy of the filed paperwork. It will be up to each affected owner to file a copy of this paperwork with his land title papers at the county Auditor office.

October 7, 2005



To: Belfair Acreage Tract Association  
P.O. BOX 756  
Belfair, WA 98528

From: Harvin R. Trucks  
P.O. BOX 674  
Belfair, WA 98528

Subject: Cessation of Membership

Attention: Wayne Case,  
Secretary and Board Members of BATA

You are being formally written to, for the process of my request for cessation/termination of any binding pre-ordained agreement existing prior, formerly and presently without my approval or vote for this court entrusted document, making this Association authorized to levy and lay claim, liens upon personal real property for road work and maintenance, not performed or partially performed in areas affecting my and or our road usage, for less than but not more than approximately 60 yards. As, I have discussed with you today, when making my full payment, I am exercising my right to request this verbal and written notice of my dissatisfaction which includes others in the lower Belfair Acreage Tract, that desire to no longer be members in the association requesting for full dissolution, regarding membership of this portion of the acreage tract/ Tract 69, to be set in motion immediately, this day Friday, October 7, 2005.

Tract 69 Member

Harvin R. Trucks

Signatures of Present Lower, Belfair Acreage Tract Association, Members:

Manuel P. Sanchez

Rebecca Sanchez



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BELFAIR ACREAGE TRACTS MISC 36.00 Mason Co, WA

486315  
487274

RECORDED  
FILED  
MASON COUNTY  
ALLAN I. BROTCHE

APPROPRIATE  
NO. REAL ESTATE  
EXCISE TAX  
EXEMPT  
OCT 31 1988  
DORENE RAE  
Treas., Mason County

APPROPRIATE  
NO. REAL ESTATE  
EXCISE TAX  
EXEMPT  
OCT 20 1988  
DORENE RAE  
Treas., Mason County



88 OCT 20 P12:15  
AMENDMENT

REQUEST OF  
MASON COUNTY TITLE INSURANCE CO

The following described property should be included in Exhibit "A" of the following instruments:

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 7, Township 22 North, Range 1 West of the W.M.

Mason County, State of Washington

Auditor's Fee No	366041	Recorded August 27, 1979
Auditor's Fee No	366042	Recorded August 27, 1979
Auditor's Fee No	367345	Recorded September 24, 1979
Auditor's Fee No	376576	Recorded May 13, 1980

*H.E. Anderson*  
*Dorlene R. Rae*  
*Jack G. Baty*

*Jack G. Baty*  
*Shirley T. Baty*  
*Jack G. Baty*  
By individually and as attorney in fact.

STATE OF WASHINGTON )  
COUNTY OF PIERCE ) ss

On this 14<sup>th</sup> day of OCTOBER, 1988, before me personally appeared, JACK G. BATY, to me known to be the individual described in and who executed the foregoing instrument for himself and also as attorney-in-fact for SHIRLEY T. BATY, his wife, DANIEL R. BATY and PAMELA D. BATY, H.E. ANDERSON AND VIVIAN ANDERSON, and acknowledged that he signed and sealed the same as his free and voluntary act and deed as attorney-in-fact for said principals for the uses and purposes therein mentioned, and on oath states that the power of attorney authorizing the execution of this instrument has not been revoked and that the said principals are now living and legally competent.

After recording return to:  
Jack Baty Realty  
1057 Monterey Lane  
Tacoma, WA 98465-5999

*Jack G. Baty*  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
TACOMA

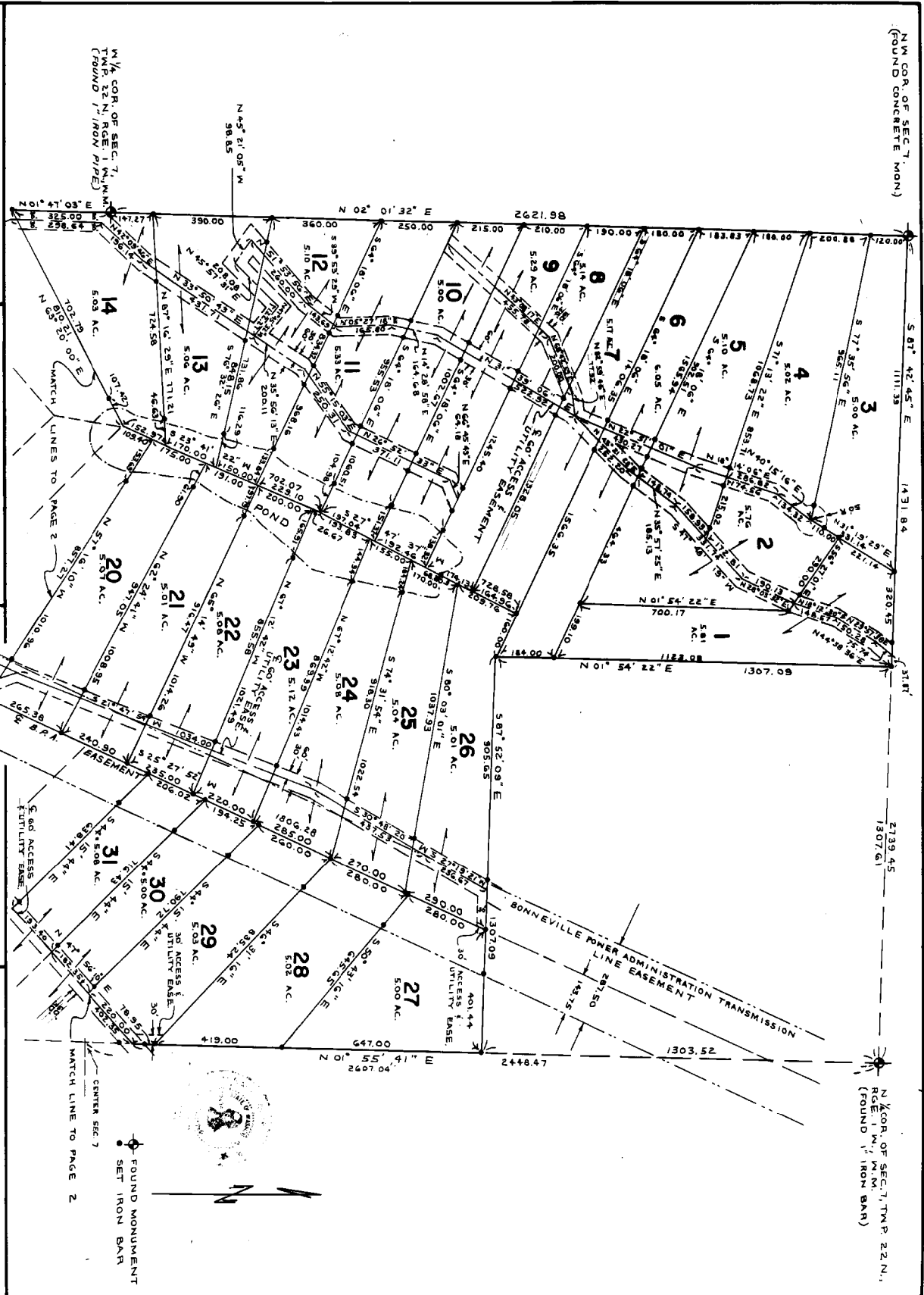
\*\*This document is being re-recorded to correct Auditor's File No. 366041.



(FOUND CONCRETE MON.)  
 (NM COR. OF SEC. 7)

001 S 0994

N 1/4 COR. OF SEC. 7, TWP. 22 N.,  
 RGE. 1 W., 11 M.,  
 (FOUND 1" IRON BAR)



OWNER'S CERTIFICATE

This plat was made by me or by a duly qualified surveyor on the 27th day of August, 1979, in accordance with the provisions of the laws of the State of Virginia, and I hereby certify that the same is a true and correct copy of the original as the same appears on the records of the Clerk of the Circuit Court of the County of Loudoun, Virginia.

*Carroll P. ...*  
 Surveyor

OWNER'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the State of Virginia, and I hereby certify that the same is a true and correct copy of the original as the same appears on the records of the Clerk of the Circuit Court of the County of Loudoun, Virginia.

*Henry M. ...*  
 Surveyor

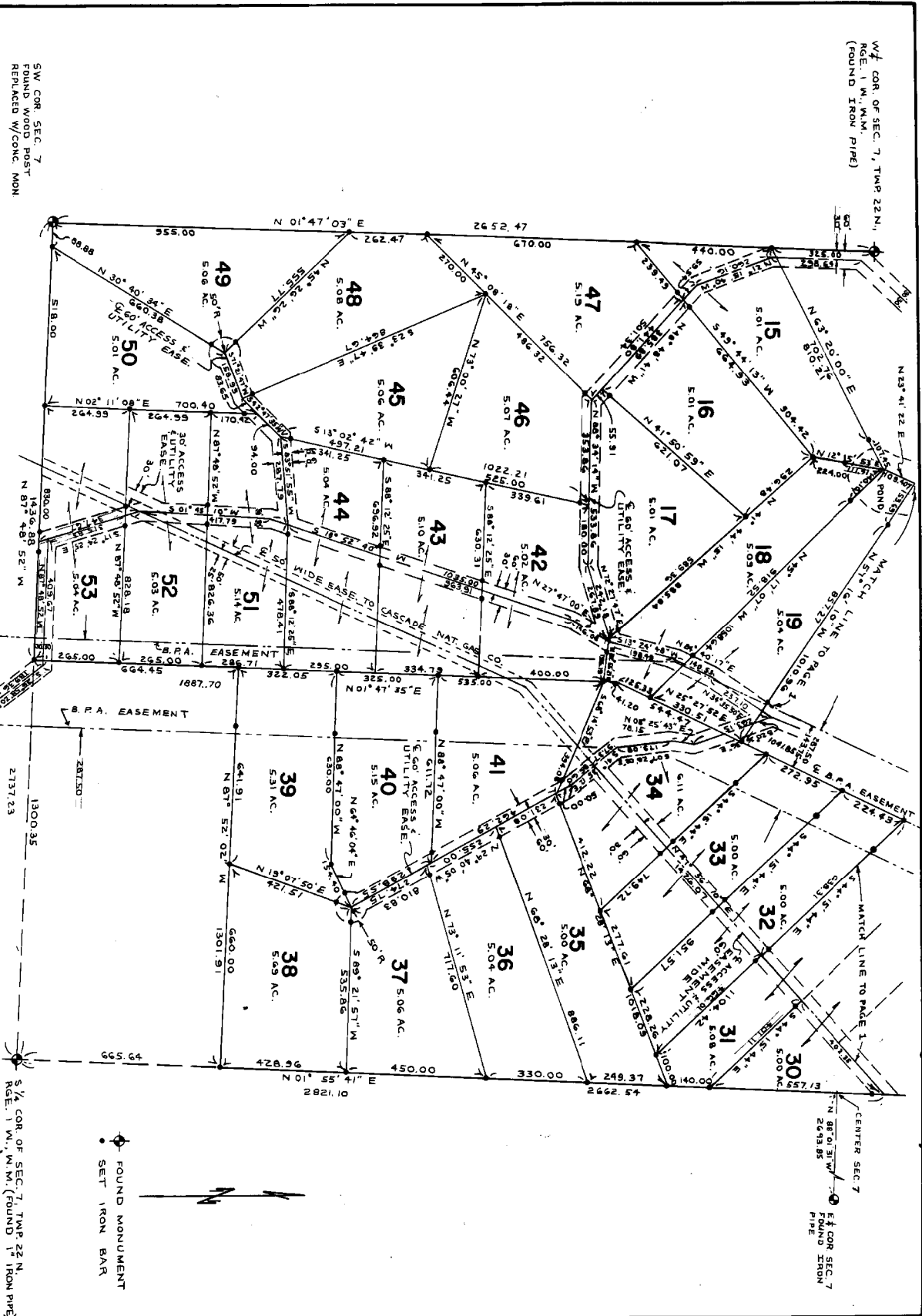
IRWIN ENGINEERING  
 Civil Engineering and Land Surveying  
 824 So. 28th St., Richmond, VA 23299  
 Phone 277-7831

BELFAIR ACRES TRACTS  
 FOR  
 JACK BATTY

DATE	10/15/79	NO	0159
BY	JACK BATTY	DATE	10/15/79
BY	JACK BATTY	NO	0159
BY	JACK BATTY	DATE	10/15/79
BY	JACK BATTY	NO	0159



W 1/4 COR. OF SEC. 7, TWP. 22 N.,  
RGE. 1 W., M.M.  
(FOUND IRON PIPE)



SW COR. SEC. 7  
FOUND WOOD POST  
REPLACED W/ CONC. MON.

AMHOLD'S CERTIFICATE

Field the record this 27<sup>th</sup> day of July, 1979 at [unclear] in  
Book 5 of Survey at [unclear] of [unclear] in the record of  
[unclear] [unclear] [unclear]

*Gregory Cleveland*  
Surveyor

SHERMAN'S CERTIFICATE

This map correctly represents a survey made by me or under my  
direction in accordance with the requirements of the Survey  
in July, 1979

*Henry M. Sherman, Jr.*  
Surveyor

Enrollment No. L.S. 12494



IRWIN ENGINEERING  
Civil Engineering and Land Surveying  
625 So. 28th St., Tacoma, WA 98405  
Phone 875-7831

BELFAIR - ACREAGE TRACTS

FOR JACK BATTY

DATE BY	DATE	DATE	DATE
JWB	VRB	SKL	SHR
2/1			
SCALE	1" = 200'		
SHEET	2	OF	3

2015 11 25

