



200112190470

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12/19/2001 03:53P

Kitsap Co, WA

PACIFIC NW TITLE

DEED

\$11.00

AFTER RECORDING MAIL TO:

Name **Puget Sound Mortgage & Escrow, Inc.**Address **1081 Hildebrand Lane #200, P.O. Box 11290**City, State, Zip **Bainbridge Island, WA 98110****B23599DC**Puget 20055978**Statutory Warranty Deed**

THE GRANTOR Samson Family Land Company, LLC, A Washington Limited Liability Company, for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Daniel G. Smith, as his separate estate, as to an undivided ninety-nine percent (99%) interest, and to Nancy W. Smith, as her separate estate, as to an undivided one percent (1%) interest, as tenants in common, the following described real estate, situated in the County of KITSAP, State of Washington:

Resultant Parcel L. of Boundary Line Adjustment, AFN #200010180004, SE/SE, Section 3, Township 24 North, Range 2 East, complete legal description attached

SUBJECT TO Special Exceptions of record as attached hereto

KITSAP COUNTY TREASURER EXCISE

12/19/2001

2001EX10485

Total : \$5569.62

Clerk's Initial

Assessor's Property Tax Parcel Account Number(s): 032402-4-023-2008

Dated this 19<sup>th</sup> day of December, 2001.Samson Family Land Company L.L.C.

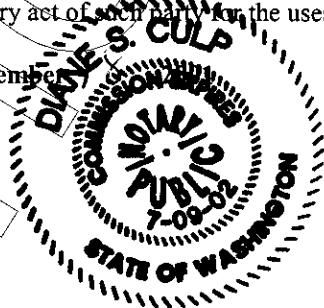
By Kelly Samson, Manager

STATE OF WASHINGTON  
COUNTY OF Kitsap

} ss

I certify that I know or have satisfactory evidence that Kelly Samson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of Samson Family Land Company LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 19, 2001



[Signature]  
Notary Public in and for the State of Washington  
Residing at Bainbridge Island  
My appointment expires: 7-9-02

**EXHIBIT "A"**

ORDER NO.: 32055928

RESULTANT PARCEL L OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200010180004, BEING RESULTANT PARCEL L OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 3194250, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, SOUTH 89°05'04" EAST 1338.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°05'04" EAST 634.16 FEET; THENCE NORTH 14°32'30" EAST 201.82 FEET; THENCE NORTH 27°22'26" EAST 122.00 FEET; THENCE NORTH 73°29'14" WEST 738.55 FEET; THENCE SOUTHERLY ON A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 77°48'07" EAST THROUGH A CENTRAL ANGLE OF 10°18'29", AN ARC DISTANCE OF 179.91 FEET; THENCE SOUTH 01°53'24" WEST 325.34 FEET TO THE SOUTH LINE OF SAID SECTION 3 AND THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION FOR TANI CREEK ROAD NE, AS CONVEYED BY AUDITOR'S FILE NO. 200109100199;

... END OF EXHIBIT "A" ...



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**SPECIAL EXCEPTIONS:**

Covenants, conditions and restrictions in Declaration of Restrictions, a copy of which is hereto attached:

Recorded: DECEMBER 14, 1998

Recording No.: 3140434

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on APRIL 18, 2000, under KITSAP County Auditor's File No. 3249173.

For: VEHICULAR AND PEDESTRIAN ROADWAY ACCESS FOR  
INGRESS, EGRESS AND UNDERGROUND UTILITIES  
PORTION OF SAID PREMISES

Affects:

Amendment and/or modification of said Declaration of Road Easement, as hereto attached:

Dated: DECEMBER 5, 2001

Recorded: DECEMBER 10, 2001

Recording Number: 200112100091

Covenant for joint maintenance and individual maintenance of access easement, as disclosed by recital in instrument recorded APRIL 18, 2000, under Auditor's File No. 3249173.

Revised Covenants, conditions and restrictions in Declaration of Restrictions, a copy of which is hereto attached:

Recorded: APRIL 20, 2000

Recording No.: 3249713

Amendment and/or modification of said restrictions, as hereto attached:

Dated: DECEMBER 5, 2001

Recorded: DECEMBER 10, 2001

Recording Number: 200112100092

Waiver of damages by reason of the construction of a roadway adjoining said premises, and The right to make necessary slopes for cuts or fills upon property herein described as granted in deed:

Granted To: CITY OF BAINBRIDGE ISLAND

Recorded: SEPTEMBER 10, 2001

Recording Number: 200109100199

Local improvement assessments, and/or special assessment, if any, levied by the City of Bainbridge Island.

Investigation should be made with the city for any amounts due or past due, if any at (206) 842-7633.

Storm drain utility charge levied by the City of Bainbridge Island, which attaches to said premises, if unpaid.

Recorded: February 14, 1995

Auditor's File No.: 9502140123

Investigation should be made with the City of Bainbridge Island at (206) 842-7633.



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DECLARATION OF PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT and the terms and conditions thereof, as hereto attached:

Recorded: DECEMBER 10, 2001  
Recording Number: 200112100094

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on DECEMBER 10, 2001, under KITSAP County Auditor's File No. 200112100095.

For: WATER DISTRIBUTION FACILITIES AND A MAINTENANCE ROAD  
AFFECTS: A PORTION OF SAID PREMISES AND OTHER PROPERTY.

Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on DECEMBER 10, 2001, under KITSAP County Auditor's File No. 200112100096.

To: PUGET SOUND ENERGY  
AFFECTS: A PORTION OF SAID PREMISES AND OTHER PROPERTY.



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Unofficial