



WA SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-0000201470318

Fee: \$ 350.00

Order No.: 2020-20704-SIL

Dated: November 12, 2020

Stewart Title Guaranty Company (the "Company"), guarantees the County of Kitsap and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

Aegis Land Title Group, LLC, d/b/a Attorney's Title of
Kitsap

Company Name

10356 Silverdale Way NW

Suite 100

Silverdale, WA 98383

City, State



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

In writing this company please address at P.O. Box 2029, Houston, Texas 77252-2029, and refer to the printed Serial Number

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

Prepared by: Aegis Land Title Group, 880715
Order Number: 2020-20704-SIL
Effective Date: November 12, 2020
Premium: \$350.00
Sales Tax: \$31.50
Total: \$381.5

Guarantee No.:

OWNERS: Kenneth D. Mey

LEGAL DESCRIPTION: PTN NE/SW, 22-25-2E

SUBJECT TO:

1. RESERVATIONS

Executed By: Roberts

Recorded as Instrument #37970.

Reservation as follows: All oils, gas, coal, ores, minerals and fossils, together with the right to enter, develop and remove same, provided, that prior to said development the State shall pay the landowner all damages sustained by said entering; and the right to use said land for ingress and egress for lumbering and/or logging railroads or other easements necessary for moving timber, stone, minerals and other products from other lands, after reasonable compensation has been paid; all as provided by applicable Washington statute.

NOTE: No examination has been made to determine the present record owner of the above minerals, or mineral lands and appurtenant rights thereto, or to determine matters which may affect the lands or rights so reserved.

2. Easement and the terms and conditions thereof:

Purpose: Road and utilities

Affects: portion of said premises

Recorded on December 22, 1988 as Instrument #8812220058 in the official records of Kitsap County Auditor

Modification and/or amendment by instrument(s):

Recording information: on April 6, 2009 as Instrument #200904060077 in the official records of Kitsap County Auditor.

3. Terms and conditions as contained in recorded Lot Line Adjustment (Boundary Line Revision) recorded on November 4, 2013 as Instruments #201311040083 in the official records and as Instrument #201311040084 in the official records of Kitsap County Auditor
4. Local improvement assessments, and/or special assessments, if any, levied by the City of Bainbridge Island.

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INFORMATIONAL NOTES

1. NOTE: In the event of cancellation, a cancellation charge may be made.
2. NOTE: General taxes for the tax roll year 2020 have been paid in full:
Amount Paid: \$2,189.84
Tax Account No.: 222502-3-067-2003
Levy Code: 0215
Property Code: 91
Total Assessed Value : \$222,330.00

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This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

Parcel I:

The West half of the North half of the South half of the Northeast quarter of the Southwest quarter, Section 22, Township 25, Range 2 East, W.M., in Kitsap County, Washington;

EXCEPT the East 11 feet.

(Also known as Resultant Parcel A of Boundary Line Adjustment recorded under Auditor's File Nos. 201311040083 and 201311040084)

Parcel II:

An easement for access and utilities as described in Boundary Line Adjustment recorded under Auditor's File Nos. 201311040083 and 201311040084, being a portion of the Northeast quarter of the Southwest quarter, Section 22, Township 25, Range 2 East, in Kitsap County, Washington.