

AFTER RECORDING MAIL TO:  
Kitsap County Rural Library District,  
d/b/a Kitsap Regional Library  
Attn: Susan Whitford  
1301 Sylvan Way  
Bremerton, WA 98310

Filed for Record at Request of:  
**Pacific Northwest Title**  
Escrow Number: **31070782**  
Title Order Number **32150803**

**PACIFIC NW TITLE** 201511250143  
Deed Rec Fee: \$ 75.00  
11/25/2015 01:21 PM  
Dolores Gilmore, Kitsap Co Auditor

Page: 1 of 3

## Statutory Warranty Deed

**Grantor:** Sound West Holdings, LLC  
**Grantee:** Kitsap County Rural Library District d/b/a Kitsap Regional Library  
**Abbreviated Legal:**

Lot C, Binding Site Plan 07-37 (R-1), AFN 200909290219, an amendment of 200812100006,  
Ptn Gov Lot 1, Section 16, Township 25 North, Range 1 East

**Additional legal(s) on page:** 2

**Assessor's Tax Parcel Number(s):** 162501-3-135-2000

THE Grantor Sound West Holdings, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kitsap County Rural Library District d/b/a Kitsap Regional Library, a Washington rural county library district, the following described real estate, situated in the County of Kitsap, State of Washington.

As Set Forth In Exhibit "A" Attached Which By This Reference Is Made A Part Hereof.

**Subject To:**

As Set Forth In Exhibit "A" Attached Which By This Reference Is Made A Part Hereof.

Dated November 24, 2015

Sound West Holdings, LLC

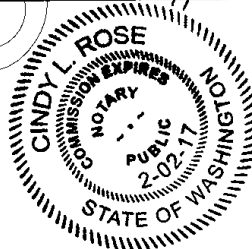
By: Michael E. Brown, Manager

By: Wesley A. Larson, Manager

STATE OF Washington  
COUNTY OF Kitsap } SS:

I certify that I know or have satisfactory evidence that Michael E. Brown and Wesley A. Larson  
signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as  
the Managers of Sound West Holdings, LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 24, 2015



Cindy L. Rose  
Notary Public in and for the State of Washington  
Residing at Silverdale  
My appointment expires: 2-2-2017

**EXHIBIT A**

**Lot C, Binding Site Plan No. 07-37 R-1, recorded under Auditor's File No. 200909290219, in Volume 21 of Short Plats, Page 53, being an amendment of Lot C of Binding Site Plan No. 07-37, as recorded under Auditor's File No. 200812100006, in Volume 20 of Short Plats, Pages 222 through 224, records of Kitsap County, Washington, described as follows:**

**Commencing at the intersection of the East right-of-way line of Blaine Avenue with the South line of the North 7.0 acres of that portion of the North half of the Southeast quarter of the Southwest quarter of Section 16, Township 25 North, Range 1 East, W.M., Kitsap County, Washington, lying West of Levin Road and proceeding along said East right-of-way line South 0°55'39" West 508.03 feet to the true point of beginning; thence South 88°29'32" East 150.75 feet to a point on a curve; thence along a curve to the left having a tangent bearing South 4°48'39" West, a radius of 100.00 feet and a central angle of 4°20'58" along an arc distance of 7.59 feet; thence South 0°27'41" West 69.92 feet to a point of curvature; thence along a curve to the left having a radius of 100.00 feet and a central angle of 27°48'15" along an arc distance of 48.53 feet; thence South 27°20'35" East 54.22 feet; thence South 30°56'31" East 10.85 feet; thence South 45°32'35" West 43.94 feet to a point on a curve; thence along a curve to the left having a tangent bearing South 32°37'26" West, a radius of 139.77 feet and a central angle of 29°47'24" along an arc distance of 72.67 feet; thence South 6°31'56" West 22.84 feet to a point on a curve; thence along a curve to the left having a tangent bearing South 0°45'00" East, a radius of 186.70 feet and a central angle of 3°10'04" along an arc distance of 10.32 feet; thence North 88°25'48" West 141.15 feet to a point on the East right-of-way of Blaine avenue; thence along said East right-of-way line North 0°55'39" East 314.07 feet to the true point of beginning;**

**Except that portion conveyed to Kitsap County for Bucklin Hill Road NW under Auditor's File No. 201407140203, records of Kitsap County, Washington.**

**SUBJECT TO:**

Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on October 11, 1946, under Kitsap County Auditor's File No. 436352. To Puget Sound Power and Light Company.

Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on April 17, 1989, under Kitsap County Auditor's File No. 8904170087. In favor of Kitsap County for walkway, utilities, slopes and water line, affecting a portion of said premises.

Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on July 20, 1989, under Kitsap County Auditor's File No. 8907200117. To Puget Sound Power and Light Company. Affecting a portion of said premises.

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on October 25, 1989, under Kitsap County Auditor's File No. 8910250185. For underground communication lines and above ground telephone equipment and cabinets, affecting West 10 feet of said premises.

Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on October 1, 2004, under Kitsap County Auditor's File No. 200410010149. In favor of Silverdale Water District No. 16, for water line affecting a portion of said premises.

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on May 9, 2007, under Kitsap County Auditor's File No. 200705090015. For road, utilities and vehicle access.

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in Binding Site Plan:

Recorded: December 10, 2008  
Auditor's File No.: 200812100006

Said Binding Site Plan was amended by instrument recorded September 29, 2009 under Auditor's File No. 200909290219.

Covenants, conditions, restrictions and easements in declaration of restrictions:

Recorded: January 26, 2009  
Auditor's File No.: 200901260257

Waiver of damages by reason of the construction of a roadway adjoining said premises.

Granted To: Kitsap County  
Auditor's File No.: 577043

Declaration of Covenant Associated with Maintenance and Operation of Storm Drainage Facilities and the terms and conditions thereof:

Recorded: November 4, 2009  
Auditor's File No.: 200911040180

Declaration of Covenant Associated with Performance of Erosion and Sedimentation Control Facilities and the terms and conditions thereof:

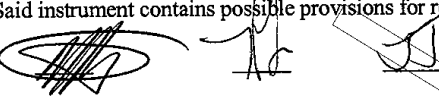
Recorded: November 4, 2009  
Auditor's File No.: 200911040181

Liability for charges, if any, created from Kitsap County Public Works Phased Development Contract and the terms and conditions thereof:

By and Between: Bawd Creekside LLC and Kitsap County  
Dated: June 11, 2010  
Recorded: June 23, 2010  
Auditor's File No.: 201006230252

Note: Said instrument contains possible provisions for reimbursements, and/or amounts due.

Initials:

Handwritten initials and signatures. The first signature is a large, stylized 'S' or 'SS'. The second is a signature that appears to be 'K'. The third is a signature that appears to be 'J'.