



**Thank you for your transaction!**

We have generated an electronic copy of your file for you. Within you will find both the preliminary title commitment and historical documents on your transaction; they are designed such that you can navigate between the commitment and related documentation with greater ease.

The navigation bar along the left can be used to go directly to bookmarked pages in the file. If you have questions or desire further information or clarification on your file, contact the title unit by clicking one of the links below.

**Title Department Contacts:**

**Title Department Phone: (360) 307-6308 / Fax: (360) 307-6384**

**Andy Buskirk** - Title Officer [ABuskirk@pnwtkitsap.com](mailto:ABuskirk@pnwtkitsap.com)

**Mike Mjelde** - Senior Title Officer [MikeMjelde@pnwtkitsap.com](mailto:MikeMjelde@pnwtkitsap.com)

**Marian Scott** -Senior Title Officer [MarianS@pnwtkitsap.com](mailto:MarianS@pnwtkitsap.com)

**Lori Bullard** -Senior Title Officer, Title Manager [LoriB@pnwtkitsap.com](mailto:LoriB@pnwtkitsap.com)

**Shelley Hill** - Recording/Title Technician [ShelleyH@pnwtkitsap.com](mailto:ShelleyH@pnwtkitsap.com)

**We appreciate this opportunity to be of service to you!**

E-Mail: [<TitleUnit@pnwtkitsap.com>](mailto:TitleUnit@pnwtkitsap.com)

Web Site: [<http://www.pnwtkitsap.com>](http://www.pnwtkitsap.com)

2021 NW Myhre Road, Suite 300, PO Box 3607, Silverdale, WA 98383

# Pacific Northwest Title

Agent for *Old Republic National Title Insurance Company*  
2021 NW Myhre Road, Suite 300, P.O. Box 3607, Silverdale, Washington 98383  
(360) 692-4141 · Fax (360) 692-8001  
<http://www.pnwtkitsap.com>

## A.L.T.A. Commitment Schedule A

**Landman Inc.**  
**19408 SE 322nd Street**  
**Kent, WA 98042**  
Attention: **John Love**  
Customer Ref: **Morris**

Title Order No.: **32171754**  
Title Officer: **Andy Buskirk**  
Sr. Title Officer: **Lori Bullard**  
Sr. Title Officer: **Mike Mjelde**  
Sr. Title Officer: **Marian Scott**

1. Effective Date: **October 1, 2019** at 8:00 A.M.

2. Policy or Policies to be issued:  
**(X) ALTA 2006 Owner's Policy**  
**(X) Standard**

<b>Amount:</b>	<b>TBD</b>
<b>Premium:</b>	<b>\$ 0.00</b>
<b>Tax:</b>	<b>\$ 0.00</b>

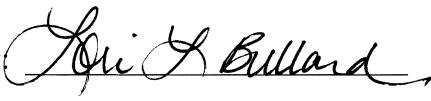
Proposed Insured:  
**To Be Determined**

**\*\*See Note 2 for Kitsap County recording charges, including E-record fees\*\***

3. The estate or interest in the land described or referred to in the Commitment and covered herein is:  
**Fee Simple**

4. Title to the said estate or interest in said land is at the effective date hereof vested in:  
**Marvin D. Morris and Carolyn A. Morris, husband and wife**

5. The land referred to in this Commitment is in the State of Washington, County of Kitsap, and is described as follows:  
**See Exhibit "A" Attached Hereto**

By:   
*Authorized Signatory*

**Exhibit "A"**

Order No.: **32171754**

**That portion of the following described property lying Southeasterly of Beach Drive E (formerly Port Orchard-Waterman Road):**

**That portion of Government Lot 1, Section 19, Township 24 North, Range 2 East, W.M., in Kitsap County, Washington, described as follows:**

**Beginning at a point on Section line which point is South 0°16'19" West 826.3 feet from the Northeast corner of said Section; and running thence North 89°54'15" West 755.5 feet to the true point of beginning; thence North 89°54'15" West 85 feet; thence North 35°15'20" West 423.75 feet to the Government meander line; thence along meander line North 37°15' East 100 feet; thence South 32°21'20" East 503.69 feet to a point of beginning;**

**Except existing right of way for County Road;**

**And except the Southerly 100 feet thereof.**

...End of Exhibit "A"...

# Pacific Northwest Title

## A.L.T.A. Commitment Schedule B

Order No.: **32171754**

- I. The following are the requirements to be complied with:
- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
  - B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be Insured.
- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
  - B. General Exceptions:
    - a) Rights or claims of parties in possession not shown by the public records.
    - b) Public or private easements, or claims of easements, not shown by the public records.
    - c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
    - d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or liens under the Workmen's Compensation Act not shown by the public records.
    - e) Any title or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
    - f) (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
    - g) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.
    - h) Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
    - i) General taxes not now payable or matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
  - C. **Special Exceptions:**

As on Schedule B, attached.

Continued on Next Page

**Special Exceptions:**

1. General and Special Taxes and Charges: First half due before May 1; Second half due before November 1:

Year:	2019
Amount Billed:	\$476.76
Amount Paid:	\$476.76
Amount Due:	\$0.00
Tax Account Number:	192402-1-071-2007
Levy Code:	8430
Assessed Value:	\$49,650.00

Note: If this transaction involves a mobile home, move permit or the recording of a plat, short plat or boundary line adjustment, payment of taxes in full, payment of taxes not yet delinquent and possibly not yet billed may be required. For further questions, please contact the Kitsap County Treasurer at (360) 337-4939.

2. Title is to vest in persons not yet revealed and when so vested will be subject to matters disclosed by a search of the records against their names.
3. Until the amount of the policy to be issued is provided to us, and entered on the commitment as the amount of the policy to be issued, it is agreed by every person relying on this commitment that we will not be required to approve any policy amount over \$1,000.00, and our total liability under this commitment shall not exceed that amount.
4. Lien of real estate excise tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of .0178, effective July 1, 2005, an additional \$5.00 processing fee is required.

Note: If your transaction includes recording of tax exempt documents there is a \$10.00 processing fee to the County Treasurer.

Note 1: Abbreviated Legal Description:

Ptn Gov Lot 1, Section 19, Township 24 North, Range 2 East

Note 2: Pacific Northwest Title electronically records documents, when possible. All checks for excise and recording fees should be made payable to Pacific Northwest Title. Kitsap County recording fees are as follows:

E-recording fee:	\$5.45 per document
Deeds:	\$99.00 1 <sup>st</sup> page and \$1 each additional page
Deeds of Trust:	\$100.00 1 <sup>st</sup> page and \$1 each additional page

As of July 1<sup>st</sup>, 2019, an increase of \$2.50 per document will be added to the recording fees, and after July 28<sup>th</sup>, 2019, an additional \$2.00 per document will be added.

Schedule B - continued  
Order No.: **32171754**

- Note 3: Please be aware that should this transaction cancel, there will be a minimum cancellation fee of \$50.00 plus tax of \$4.50.
- Note 4: The deed under which title was acquired was recorded under Kitsap County Auditor's File No. 200509280264. There have been no other conveyances in the last 24 months.

...End of Schedule B...

cc: **Landman Inc.**  
Attn: **Thaddaeus Love (Email only)**

# ALTA Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

## NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

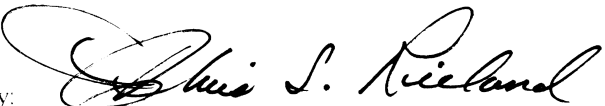
## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

Issued through the Office of: **Pacific Northwest Title of Kitsap**

By: 

Authorized Signatory **Chris Rieland, President/CEO**

ORT Form 4690-WA 8-1-16  
ALTA Commitment for Title Insurance

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By:  **Mark A. Bilsby** President

Attest:  **David Wold** Secretary

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



Title Insurance  
Escrow Service  
Real Estate Resources

## Our Privacy Policy

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

*Thank you for choosing Pacific Northwest Title. We value you as a customer and appreciate the opportunity to serve you.*

### **Silverdale**

360-692-4141  
2021 Myhre Road NW Suite 300  
Silverdale, WA 98383

### **Bainbridge Island**

206-842-2082  
921 Hildebrand, Suite 200  
Bainbridge Island, WA 98110

**FACTS**
**WHAT DOES OLD REPUBLIC TITLE  
DO WITH YOUR PERSONAL INFORMATION?**

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	<b>Yes</b>	<b>No</b>
<b>For our marketing purposes</b> — to offer our products and services to you	<b>No</b>	<b>We don't share</b>
<b>For joint marketing with other financial companies</b>	<b>No</b>	<b>We don't share</b>
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	<b>Yes</b>	<b>No</b>
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	<b>No</b>	<b>We don't share</b>
<b>For our affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>For non-affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>

Questions

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

## Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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## What we do

<b>How does Old Republic Title protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
<b>How does Old Republic Title collect my personal information?</b>	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

## Definitions

<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>

## Other Important Information

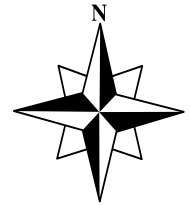
Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

## Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

**PACIFIC NORTHWEST TITLE**  
Title Insurance Escrow Services Real Estate Resources

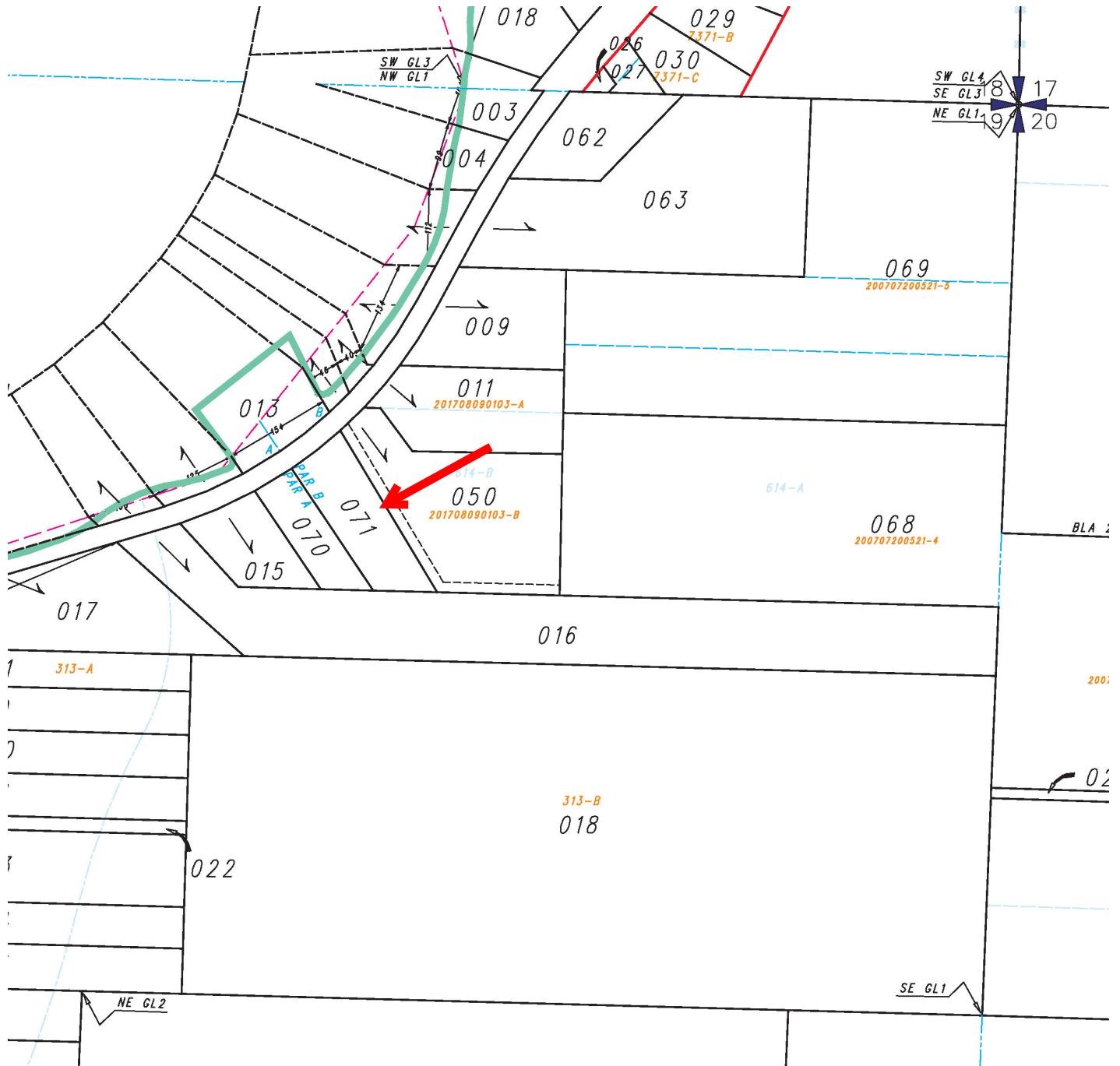
[Title Insurance](#)   [Escrow Services](#)   [Real Estate Resources](#)



ORDER NO. **32171754**

**IMPORTANT:** This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

Portion of Section 19, Township 24 North, Range 2 East, W.M.



AFTER RECORDING MAIL TO:  
Mr. and Mrs. Marvin D. Morris  
16342 Fremont Avenue North  
Shoreline, WA 98133



200509280264  
Page: 1 of 2  
09/28/2005 02:05P

Filed for Record at Request of  
Escrow Professionals of Washington  
Escrow Number: 3-2551-DD

KITSAP COUNTY TREASURER EXCISE

09/28/2005

2005EX09481

Total : \$1250.12

Clerk's Initial

HAG

## Statutory Warranty Deed

Grantor(s): Denise Fehler

Grantee(s): Marvin D. Morris and Carolyn A. Morris

Abbreviated Legal:

Gov't Lot 1, Section 19, Township 24 North, Range 2 East.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 192402-1-014-2007

THE GRANTOR Denise Fehler, a Single woman

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to Marvin D. Morris and Carolyn A. Morris, husband and wife

the following described real estate, situated in the County of Kitsap, State of Washington

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: Easements, Covenants, Conditions and Restrictions of record if any.

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

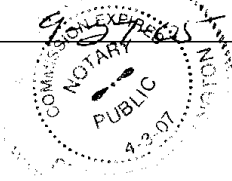
Dated September 27, 2005

Denise Fehler  
Denise Fehler

STATE OF Washington  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Denise Fehler  
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 9-27-05



Regina K. Darr  
Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires: 4-3-2007

## EXHIBIT A

ALL THAT PORTION OF PARCELS A AND B HEREIN BELOW DESCRIBED LYING SOUTHEASTERLY OF COUNTY ROAD KNOWN AS PORT ORCHARD-WATERMAN ROAD:

### PARCEL A:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SECTION LINE, WHICH IS SOUTH 0°16'19" WEST 826.3 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°54'15" WEST 840.5 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°54'15" WEST 75 FEET; THENCE NORTH 35°28'40" WEST 366.17 FEET TO THE GOVERNMENT MEANDER LINE; THENCE NORTH 35°15' EAST ALONG THE MEANDER LINE 75 FEET; THENCE SOUTH 35°15'20" EAST 423.75 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 100 FEET;

AND EXCEPT PORT ORCHARD-WATERMAN ROAD.

### PARCEL B:

A PORTION OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT OF SECTION LINE WHICH POINT IS SOUTH 0°16'19" WEST 826.3 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE NORTH 89°54'15" WEST 755.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°54'15" WEST 85 FEET; THENCE NORTH 35°15'20" WEST 423.75 FEET TO THE GOVERNMENT MEANDER LINE; THENCE ALONG MEANDER LINE NORTH 37°15' EAST 100 FEET; THENCE SOUTH 32°21'20" EAST 503.69 FEET TO A POINT OF BEGINNING;

EXCEPT EXISTING RIGHT OF WAY FOR COUNTY ROAD;

AND EXCEPT THE SOUTHERLY 100 FEET THEREOF.

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