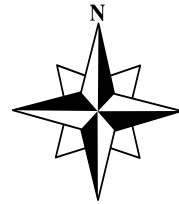




ATTORNEY'S TITLE OF KITSAP COUNTY



Order Number: 20197211

Property Address: Vacant Land, Bainbridge Island, WA 98110

Portion of Section 14, Township 25 North, Range 2 East, W.M.



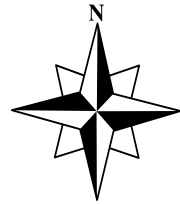
This is not a survey. It is provided as a convenience to locate the land indicated hereon with reference to streets and other land. It is not intended to show all matter related to the property including, but not limited to, areas, dimensions, assessments, encroachments, or location boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes no liability for any matter related to this sketch. Reference should be made to an accurate survey for further information.

10356 Silverdale Way, Silverdale, WA 98383 Phone: (360) 337-2000 / (360) 337-5888

Web Site: <http://ATKitsap.com>



**ATTORNEY'S TITLE OF
KITSAP COUNTY**



This is not a survey. It is provided as a convenience to locate the land indicated hereon with reference to streets and other land. It is not intended to show all matters related to the property including, but not limited to, areas, dimensions, assessments, encroachments, or location boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes no liability for any matter related to this sketch. Reference should be made to an accurate survey for further information.

When recorded return to:

Luke Smith
L Adventure LLC, Series A
1106 2nd Street #851
Encinitas, CA 92024

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

9619 Levin Rd NW
Silverdale, WA 98383

Escrow No.: 611226014 (1)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl W. Shepherd, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to L Adventure LLC, Series A, a Delaware limited liability company

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

Portion of Government Lot 4, Section 14, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, described as follows:

Beginning 761 feet South and 312 feet East of the Northwest corner of said Government Lot 4;
thence South 334.7 feet, more or less, to the Government meander line;
thence North 70°47' East 53 feet;
thence North 317.3 feet;
thence West 50 feet to the point of beginning;

Except a strip of land 30 feet wide across the Southerly portion of aforementioned parcel of land for road purposes;
And Except Manitou Beach Drive NE;

Together with tidelands of the second class situate in front of, adjacent to or abutting upon.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 142502-3-051-2001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

KITSAP COUNTY TREASURER EXCISE

11/27/2019

2019EX08729

Total: \$292.06

Clerk's Initial

PL

STATUTORY WARRANTY DEED
(continued)

Dated: November 25, 2019

Carl W. Shepherd
Carl W. Shepherd

State of WASHINGTON

County of SPOKANE

I certify that I know or have satisfactory evidence that

Carl W. Shepherd
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 26, 2019

Ruth A. Talbot
Name: Ruth A. Talbot
Notary Public in and for the State of WASHINGTON
Residing at: Spokane WA
My appointment expires: 12-20-2021

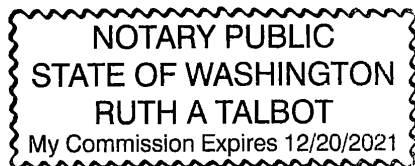


EXHIBIT "A"

Exceptions

1. Assessments, if any, levied by the City of Bainbridge Island.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: road
 Recording Date: April 15, 1931
 Recording No.: 198334
 Affects: Southerly portion of said premises
3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
 Recording No.: 286216

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 22, 1990
 Recording No.: 3195088
 Matters shown: location of Manitou Beach Road
5. Question of location of lateral boundaries of said second class tidelands or shorelands.
6. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of mean high tide.
7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

[illegible]

2862154

p the owner and holder of that ctn mtg dtd Dec 14 37, executed by
to secure pmt of the sum of \$300., and int, and recdd in the office
of the co aud of kcw, on Dec 24, 37 in vol 228 of mtges at pg 187
being Auditor's file No 275084 do hereby acknowledge that the sd
ctn has been fully satisfied and discharged.
IWW we have hereunto set our hand and seal.

The Bank of California, N.A.
 L F Macklem Ass't Mgr
 L F Macklem, Asst Mgr or sd corp, *indw ack*
 (NS Aug 15 41) ml ml L F Elmore, 1506 E

[illegible]

286216

State of Washington

p does g b s & c unto sp the flg des tide lds of the second class,
is defined by Chapter 255 of the Session Laws of 1927, sit in kcw,
to-wit:
All tide lds...

All tide lands of the second class, owned by the State of Wash,
 it in front of, adjacent to or abutting upon part of lot 4, sec 14,
 wp 25 NR 2 E, WM, descd as fls:
 Beg at a pt 761 ft S and 312 ft E of the NW cor of sd lot 4 and
 running th E 50 ft, S 317.3 ft to the mea line, S 70°47' W 53 ft
 along sd mea line, and N 334.7 ft to sd pt of beg, with a frontage of
 30 lineal chain, ml, (being lot 9, Kalvog's ~~xxxx~~ Coveland Addl).
 as per form file 44-10000-1

Clarence D Martin Gov
Attest: Belle Reeves Sec of State

App/No. 8689
Cont. No. 5810

State record of Tide Land Deeds, vol 18 p 308.
11 sp 1603 Bigelow Ave, s

No. 198334

Carded For
GENERAL INDEX

| | | |
|--|------------------|------------------------|
| Herman Kalvog and Edith Kalvog, his wf. | Book D 177 | Page 318 |
| | Instrument | Agmt of Cont. and Deed |
| | Date | Mar. 23, 1931 |
| | Ack'd | " " " |
| | Filed | Apr. 15, 1931 |
| | At | 8:13 A.M. |
| | Consideration \$ | value received |

and set over
 Unto grantee that certain r. e. cont. entered into on
 May 18, 1928 between grantors, and George D. Matheson and Anna D.
 Matheson, his wf. as pur. for the sale and pur. of the fol. des. prop.

to wit:
 Bdg. 761 ft. S and 312 ft. E of the N.W. cor. of Govt.
 Sec. 14, T. 25 N.R. 2 E.W.M., th. S. 334.7 ft. more or less to
 port. meander line, th. N 70° 47' E 53.0 ft. th. N. 317.3 ft. th.
 10 ft. to place of beg. Except a strip of land 30 ft. wide across
 westerly end of the property now in use for rd. pur.

Being lot #9 of Kalvog's unrecd. plat of Coveland Add. to
 Rainier Beach.

And first part- C. and W. sd. des. prem. to sd. second party who
 hereby assumes and agrees to fulfill the conditions of sd. r. e. cont.
 And first parties hereby covenants that there is now unpaid on the
 1st of sd. cont. the sum of \$230.00

Herman Kalvog
 Edith Kalvog

ACKNOWLEDGMENT

Wash County of King ss. Before
 C.B.W. Raymond, R.P. Seattle.

Received & 1931-1932

FILED
 1931

1. Exhibit "X" 8 / KITSAP CO. *filing copy*
JUNE 12 '90
Page 1 of 2

UTILITY EASEMENT FOR WATER SERVICE
BY MRS. CAROLYN W. SHEPHERD TO
MR. & MRS. CHARLES W. PALMER, RECIPIENTS

9006270131
Description
I, Carolyn W. Shepherd, do hereby give a utility easement for construction of an underground pipeline five feet wide, bordering along and north of Manitou Beach Drive, east and west, at the south end across lot 051 (account no. 142502-3-051-2001), owned by me on Bainbridge Island, WA.

This easement is necessary for construction and continuous use of a water pipeline.

It is my understanding that the property will be restored to its original state and construction will be without cost to me.

Signed by: *Carolyn W. Shepherd* Dated: *August 31, 1988*
Carolyn W. Shepherd
owner of lot 150
August 31, 1988

Recipients: *Charles W. Palmer Sept 13, '88*
Charles W. Palmer

Mrs. Charles W. Palmer FILED FOR RECORD
Mrs. Charles W. Palmer
Charles W. Palmer
90 JUN 27 AM 11:50

Plot
Per ATTACHED EXHIBIT "X" *40*

REC-547TR 929

9006270131
CHARLES W. PALMER
8731 EAST SAN MARINO DRIVE
SCOTTSDALE, ARIZONA 85258

Submitting to property filing
Records
3 Aug 1988
31 Aug 1988

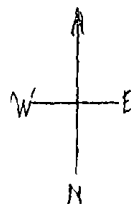
filing copy

Page 2

3

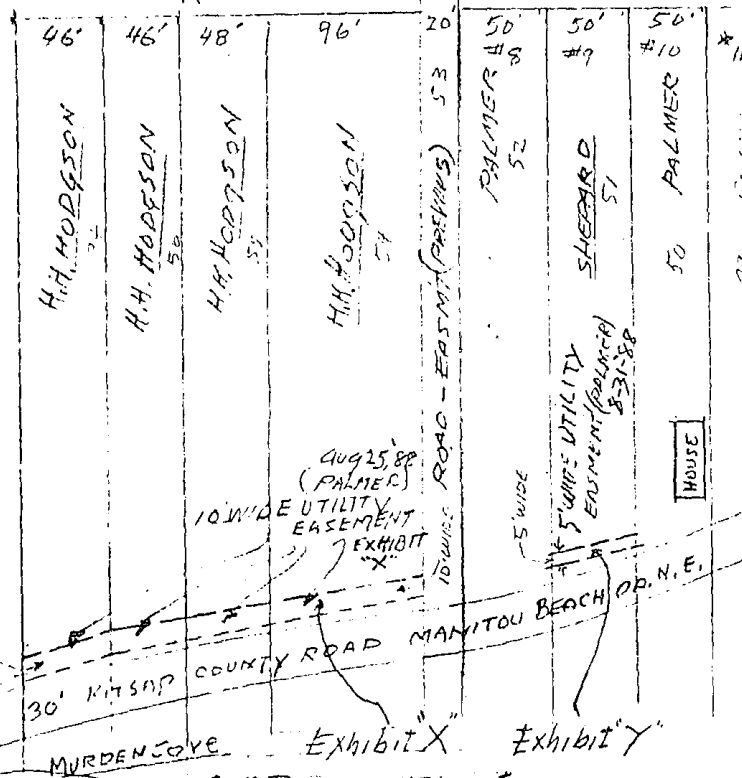
Submitted for Filing Kitsap County
Records
Signed, Charles W. Palmer 31 Aug 1988
Ethel M. Palmer 31 Aug 1988

June 1990



HOUSE
H.H. HODGSON

HOUSE
PALMER
LOT #6



9006270131 SEE ATTACHED C.W. PALMER UTILITY EASEMENTS
EASMENTS DISCREPANCY BALDWIN BRIDGE, 13. WA. REEL 5477R 940

RECORD OF SURVEY

OF PROPOSED RIGHT OF WAY ALONG MANITOU BEACH DR. N.E.
WITHIN GOVERNMENT LOTS 4 AND 5, SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M.
CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

FOR:
CITY OF BAINBRIDGE ISLAND

