



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Thomas & Donna
Burris

Property:

* no site address *
Seabeck, WA 98380
262502-3-023-1004

Provided Especially For:

Danny Horovitz
John L. Scott Real Estate
Silverdale, WA

Prepared By:

Kim Axtman
Customer Service Manager / Market Research Specialist

We are pleased to provide the enclosed information for your consideration, and look forward to being of service in the closing of this transaction!

NO LIABILITY IS ASSUMED FOR THE MATERIAL CONTAINED HEREIN

Bainbridge Island
921 Hildebrand Lane NE, Suite 200
Bainbridge Island, WA 98101
(206) 842-2082 • (800) 884-7636
Fax (206) 842-2125

Silverdale-Main Office
2021 NW Myhre Road, Suite 300
P.O. Box 3607 / Silverdale, WA 98383
(360) 692-4141 • (800) 464-2823
Fax (360) 692-5569

Port Orchard
1382 SE Lund Avenue, Suite 1
P.O. Box 2068 / Port Orchard, WA 98366
(360) 895-7799
Fax (360) 895-5824

Kitsap County Parcel Information



2021 NW Myhre Road Suite 300 Silverdale, WA 98383
Phone: 360-692-4141 Fax: 360-692-5569

Parcel Information

| | |
|-------------------------|--|
| Parcel #: | 262502-3-023-1004 |
| Tax Id: | 1305754 |
| Site Address: | |
| Owner: | Burris Thomas & Donna |
| Owner Address: | 16441 10th Ave SW Seattle, WA 98166 |
| Township/Range/Section: | T: 25N R: 02W S: 26 Q: SW |
| Parcel Size: | 0.9200 Acres (40,075 Sq. Ft.) |
| Plat: | - |
| Book/Page: | Book: Page: |
| Neighborhood: | 7401 |
| County Zoning: | Incorporated City |
| Census Tract/Block: | 090900/1033 |
| Waterfront: | |
| Land Use: | 183 - SHEDS AND GARAGES |
| Building Use: | |
| Building Type: | |
| Total Land Value: | \$83,660 |
| Total Impr Value: | \$3,450 |
| Total Value: | \$87,110 |

Tax Information

| | |
|---------------------|------------|
| Tax Year: | 2010 |
| Levy Code: | 6070 |
| Levy Rate: | 11.134902 |
| Annual Tax: | \$969.96 |
| Total Taxes & Fees: | \$1,129.48 |

Legal

THAT PORTION OF GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N0°41'21" E 629.75 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE N86°06'52" E 1092.26 FEET; THENCE S73°07'26" W 147 FEET TO THE TRUE POINT OF BEGINNING; THENCE N73°07'26" E 100 FEET; THENCE N16°52'34" W TO THE LINE OF APPROXIMATE HIGH TIDE; THENCE WESTERLY ALONG SAID LINE OF APPROXIMATE HIGH TIDE TO A POINT THEREON THAT IS N16°52'34" W OF THE TRUE POINT OF BEGINNING; THENCE S16°52'34" E TO THE TRUE POINT OF BEGINNING.

Land

| | | | | | | | |
|-----------------|-----|------------|----|-----------------|---|----------------|---|
| Property Class: | 183 | Zone Code: | RR | Dwelling Count: | 0 | Other Improv.: | 1 |
| Electric: | Y | Gas: | N | Water: | Y | Sewer: | N |
| Cable: | | Well: | | Septic: | | | |

Improvement

| | | | | | |
|----------------|---|------------------|-----|---------------------------------|---|
| Building Type: | | Year Built: | 0 | Above Ground Sq. Ft.: | 0 |
| Use Desc.: | | Bedrooms: | 0 | Basement Fin. Sq. Ft.: | 0 |
| Stories: | 0 | Full/Half Baths: | 0/0 | Basement or Lower Garage Sq Ft: | 0 |
| Heat Code: | 0 | Deck Sq. Ft.: | 0 | Carport Sq. Ft.: | 0 |
| Wood Stove: | | Roof Mat.: | | Det. Garage Sq. Ft.: | 0 |

Assessed Value History

| Year | Total | Land | Imprvmt | Levy Rate | Annual Tax | FFP Assmnt | SSWM Assmnt | NOX Weed Assmnt | Total |
|------|----------|----------|---------|-----------|------------|------------|-------------|-----------------|------------|
| 2010 | \$87,110 | \$83,660 | \$3,450 | | \$969.96 | \$0.00 | \$158.52 | \$1.00 | \$1,129.48 |
| 2009 | \$91,560 | \$88,110 | \$3,450 | 10.0985 | \$924.62 | \$0.00 | \$154.68 | \$1.00 | \$1,080.30 |
| 2008 | \$91,560 | \$88,110 | \$3,450 | 9.7957 | \$896.90 | \$0.00 | \$149.64 | \$1.00 | \$1,047.54 |

Transfer Information

| | | | | | | | |
|-----------------|------------------------|-------------|-----------|-----------|---------|-----------|--|
| Rec. Date: | 04/01/88 | Sale Price: | \$105,000 | Doc Num: | | Doc Type: | |
| Owner: | BURRIS, THOMAS & DONNA | | | Grantor: | UNKNOWN | | |
| Orig. Loan Amt: | | | | Title Co: | | | |
| Finance Type: | | Loan Type: | | Lender: | | | |

Sales

| Excise # | Date | Price | Deed Type |
|-----------|----------|-----------|-----------|
| 198601791 | 03/31/86 | \$120,000 | W |
| 198801781 | 04/01/88 | \$105,000 | R |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Meredith R. Green, CPA
 MAKE REMITTANCES PAYABLE TO:
 Kitsap County Treasurer
 614 Division Street, MS-32
 Port Orchard, WA 98366

2010 WEB TAX STATEMENT

Printed:12/08/2010

BURRIS THOMAS & DONNA
 16441 10TH AVE SW
 SEATTLE, WA 98166

| | |
|--------------------------|--|
| Account Number | ** For Informational Purposes Only ** |
| 262502-3-023-1004 | Process Number 1305754 |
| | Taxpayer Name: BURRIS THOMAS & DONNA |

| GENERAL TAX DISTRIBUTION | | | |
|---------------------------------|----------|------------------|-----------------|
| | 2009 | | 2010 |
| STATE GENERAL | \$185.46 | STATE GENERAL | \$185.86 |
| REGIONAL LIBRARY | \$26.36 | REGIONAL LIBRARY | \$27.91 |
| LOCAL SCHOOL | \$299.40 | LOCAL SCHOOL | \$313.52 |
| COUNTY | \$82.48 | COUNTY | \$86.20 |
| COUNTY ROAD | \$108.44 | COUNTY ROAD | \$115.75 |
| PORT | \$65.50 | PORT | \$67.45 |
| FIRE | \$151.17 | FIRE | \$167.31 |
| PUD | \$5.81 | PUD | \$5.96 |
| 2009 Total: | \$924.62 | 2010 Total: | \$969.96 |

Tax Property Description

26252W
 THAT PORTION OF GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N0°41'21 E 629.75 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE N86°06'52 E 1092.26 FEET; THENCE S73°07'26 W 147 FEET TO THE TRUE POINT OF BEGINNING; THENCE N73°07'26 E 100 FEET; THENCE N16°52'34 W TO THE LINE OF APPROXIMATE HIGH TIDE; THENCE WESTERLY ALONG SAID LINE OF APPROXIMATE HIGH TIDE TO A POINT THEREON THAT IS N16°52'34 W OF THE TRUE POINT OF BEGINNING; THENCE S16°52'34 E TO THE TRUE POINT OF BEGINNING.

VALUE INFORMATION FOR TAX

| | 2009 | 2010 |
|---------------------|----------|-----------------|
| Land: | \$88,110 | \$83,660 |
| Improvements: | \$3,450 | \$3,450 |
| TOTAL VALUE: | \$91,560 | \$87,110 |

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$91,560 **\$87,110**

| Current Taxes | | |
|-----------------------|----------|----------|
| ASSESSMENT | 2009 | 2010 |
| Noxious Weed | \$1.00 | \$1.00 |
| Stormwater Management | \$154.68 | \$158.52 |
| Asmt Total | \$155.68 | \$159.52 |

2010 General Property Tax + Assessments = \$1,129.48

Levy Code **6070** General Levy Rate per \$1000 **11.1349**
Voted Rate -- 32.3 % Voter Approved

TOTAL AMOUNT DUE: No Taxes Owing

First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).

Property Report

| | | |
|---|----------------|---------------|
| Tax Account No. | Process No. | Situs Address |
| 262502-3-023-1004 | 1305754 | |
| Property Class: 183- Sheds and garages | | |

Parcel Information

| | | | | | |
|-------------------------------|------------------|------------------------------|-----------------|---------|-------------------|
| Tax Code Area: | 6070 | # of Buildings: | 0 | Acres: | .92 |
| Jurisdiction: | UNINCORP. | View Rating: | 9 | | |
| Sec-Twp-Rng: | 26 25N 2W | Zoning: | RR | Status: | A - Active |
| Neighborhood: | 7401141 | Last Inspected: | 02/25/05 | | |

Taxpayer Information

| | | | |
|------------------|----------------------------------|-----------|--------------|
| Name: | BURRIS THOMAS & DONNA | | |
| Mailing Address: | 16441 10TH AVE SW | | |
| | SEATTLE | WA | 98166 |

Sales History

Tax Account No.

Process No.

Situs Address

262502-3-023-1004

1305754

| Sale Date: | Sale Price: | Excise Number: | Instrument: | Screening Code: |
|------------------|---------------|------------------|-----------------------------|---------------------------------|
| 01-APR-88 | 105000 | 198801781 | R | W |
| 31-MAR-86 | 120000 | 198601791 | W | W |

Value History

Tax Account No.

Process No.

Situs Address

262502-3-023-1004

1305754

| Tax Year | Land Value | Improvement Value | Total Value | Taxable Assessed Value | Annual Taxes | Annual FFP Assessment | Annual SSWM Assessment | Annual Noxious Weed Assessment | Annual Total |
|----------|------------|-------------------|-------------|------------------------|--------------|-----------------------|------------------------|--------------------------------|--------------|
| 2011 | 75,240 | 3,450 | 78,690 | 78,690 | TBD | TBD | TBD | TBD | TBD |
| 2010 | 83,660 | 3,450 | 87,110 | 87,110 | 969.96 | 0.00 | 158.52 | 1.00 | 1,129.48 |
| 2009 | 88,110 | 3,450 | 91,560 | 91,560 | 924.62 | 0.00 | 154.68 | 1.00 | 1,080.30 |
| 2008 | 88,110 | 3,450 | 91,560 | 91,560 | 896.90 | 0.00 | 149.64 | 1.00 | 1,047.54 |
| 2007 | 88,110 | 3,450 | 91,560 | 91,560 | 986.32 | 0.00 | 115.44 | 1.00 | 1,102.76 |
| 2006 | 69,300 | 3,450 | 72,750 | 72,750 | 820.98 | 0.00 | 84.00 | 1.00 | 905.98 |
| 2005 | 54,450 | 3,450 | 57,900 | 57,900 | 768.32 | 0.00 | 0.00 | 1.00 | 769.32 |
| 2004 | 49,500 | 3,450 | 52,950 | 52,950 | 755.70 | 0.00 | 0.00 | 0.00 | 755.70 |
| 2003 | 49,500 | 3,450 | 52,950 | 52,950 | 772.84 | 0.00 | 0.00 | 0.00 | 772.84 |
| 2002 | 45,000 | 3,450 | 48,450 | 48,450 | 728.07 | 0.00 | 0.00 | 0.00 | 728.07 |
| 2001 | 45,000 | 3,450 | 48,450 | 48,450 | 723.98 | 0.00 | 0.00 | 0.00 | 723.98 |

[Tax Statement](#)

[close this window](#)

Building Data

Tax Account No.

262502-3-023-1004

Process No.

1305754

Situs Address

Details

Bldg 1 of 0

Year Built

Quality &
Type

[If Mobile Home, click here for details](#)

Roof Material

ExtWall Type

Sq Footage

| Floor | Area | Living Area | |
|---------------------|----------------------|----------------------|---|
| Basement:* | <input type="text"/> | <input type="text"/> | * Could be basement or lower level garage |
| Lower Level: | <input type="text"/> | <input type="text"/> | |
| Above Ground: | <input type="text"/> | <input type="text"/> | |
| Total: | 0 | 0 | |
| Porch/Deck: | 0 | <input type="text"/> | |
| Detached Garage: | <input type="text"/> | <input type="text"/> | |
| Attached Garage: | <input type="text"/> | <input type="text"/> | |

Attributes

| | | | |
|--------------|----------------------|--------------------|----------------------|
| Bedroom(s) | <input type="text"/> | Fireplace(s) ** | <input type="text"/> |
| Half Bath(s) | <input type="text"/> | Sewer | N |
| Full Bath(s) | 0 | Water | Y |
| Heat Source | <input type="text"/> | | |

Other

| | |
|--------------|--|
| Improvements | DK-A , |
| Imp. (Cont) | , |
| Land Desc. | WF: medium bank , Rural land (not WF) |
| Land (Cont) | , |
| Land (Cont) | |

* Could be basement or lower level garage.

** May include wood, gas, or pellet stove.

Tax Description

Tax Account No.

Process No.

Situs Address

262502-3-023-1004

1305754

26252W

THAT PORTION OF GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N0*41'21 E 629.75 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE N86*06'52 E 1092.26 FEET; THENCE S73*07'26 W 147 FEET TO THE TRUE POINT OF BEGINNING; THENCE N73*07'26 E 100 FEET; THENCE N16*52'34 W TO THE LINE OF APPROXIMATE HIGH TIDE; THENCE WESTERLY ALONG SAID LINE OF APPROXIMATE HIGH TIDE TO A POINT THEREON THAT IS N16*52'34 W OF THE TRUE POINT OF BEGINNING; THENCE S16*52'34 E TO THE TRUE POINT OF BEGINNING.

close this window

9-

FILED FOR RECORD
REQ. OF *Thomas Burris*
90 MAR -9 PH12: 25

KAREN FLYNN
KITSAP COUNTY CLERK
DEPUTY *C*

9003090175

FILED FOR RECORD AT REQUEST OF

A. Eugene Hammermaster, Lawyer
Escrow Department
1207 Main Street
Sumner, WA 98390

AFTER RECORDING MAIL TO:

Mr. and Mrs. Thomas Burris
16441 10th Ave. S.W.
Seattle, WA 98166

STATUTORY WARRANTY DEED

(Fulfillment)

THE GRANTORS, VERN L. EGGERUD and MAXINE A. EGGERUD, husband and wife,

for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, conveys and warrants to

THOMAS E. BURRIS and DONNA K. BURRIS, husband and wife,

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

SEE LEGAL AS PER ATTACHMENT "A" HERETO.

SUBJECT TO: Easements of record; Right to connect to existing wells or any wells which Grantors may install in the future as Rec. under Aud. File No. 1099505; Existence of roadways 20 feet and 40 feet in width over said premises and other property as disclosed by Audit 's File no. 1099505 of record; Agreement recorded under Rec. No. 1167601; and Terms and conditions contained in Arts. of Incorpor. of Hood Canal Vista Assn. of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 31, 1988, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Prior Excise Tax Receipt No. E1781 dated April 4, 1988.

DATED this 9th day of March, 1990.

NO. 1781
KITSAP COUNTY
TRANSACTION EXCISE TAX

PAID 4-1-88
~~MAR 8 1990~~

AMOUNT 1669.50
COUNTY TREASURER

BY *[Signature]*
STATE OF WASHINGTON)
County of Pierce)

Vern L. Eggerud (seal)
Maxine A. Eggerud (seal)

ss:

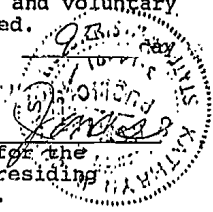
REEL 532FR 399

On this day personally appeared before me VERN L. EGGERUD and MAXINE A. EGGERUD, to me known to be the individuals described in and who executed the within and foregoing instrument, and

9003090175

acknowledged that they signed the same as their free and voluntary
act and deed, for uses and purposes therein mentioned.
GIVEN under my hand and official this
of March, 1990.

Kathryn B. Jones
NOTARY PUBLIC in and for the
State of Washington, residing
at Tacoma.



9003090175

REEL 532FR 400

ATTACHMENT "A"

PARCEL I:

The Southerly half of the following described real estate:
That portion of Government Lot 4, Section 26, Township 25 North, Range 2 West, W.M., in Kitsap County, Washington, described as follows:
Beginning at the Southwest corner of said Section 26; thence North 0°41'21" East 629.75 feet along the West line of said Section 26; thence North 86°06'52" East 1092.26 feet; thence South 73°07'26" West 147 feet to the True Point of Beginning of the Tract herein described; thence continuing South 73°07'26" West 100 feet; thence North 16°52'34" West, 400 feet to the high tide mark along the South shore of Hood Canal; thence North 73°07'26" East, 100.00 feet along said high tide mark to a point North 16°52'34" West of the True Point of Beginning; thence South 16°52'34" East, 400 feet, more or less, to the Point of Beginning.

PARCEL II:

That portion of Government Lot 4, Section 26, Township 25 North, Range 2 West, W.M., in Kitsap County, Washington, described as follows:
Beginning at the Southwest corner of said Section 26; thence North 0°41'21" East 629.75 feet along the West line of said Section 26; thence North 86°06'52" East 1092.26 feet; thence South 73°07'26" West 147 feet to the True Point of Beginning; thence North 73°07'26" East 100 feet; thence North 16°52'34" West to the line of approximate high tide; thence Westerly along said line of approximate high tide to a point thereon that is North 16°52'34" West of the True Point of Beginning; thence South 16°52'34" East to the True Point of Beginning.

9003090175

REEL 532FR 401

Puget Sound

BIRDSEYE VIEW LOOP-NW

414.67 +/-

412.82 +/-

87.96 +/-



PACIFIC NORTHWEST TITLE

2021 NW Myhre Road Suite 300 Silverdale, WA 98383
Phone: 360-692-4141 Fax: 360-692-5569

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geoAdvantage
www.digitshare.org 208.777.1252

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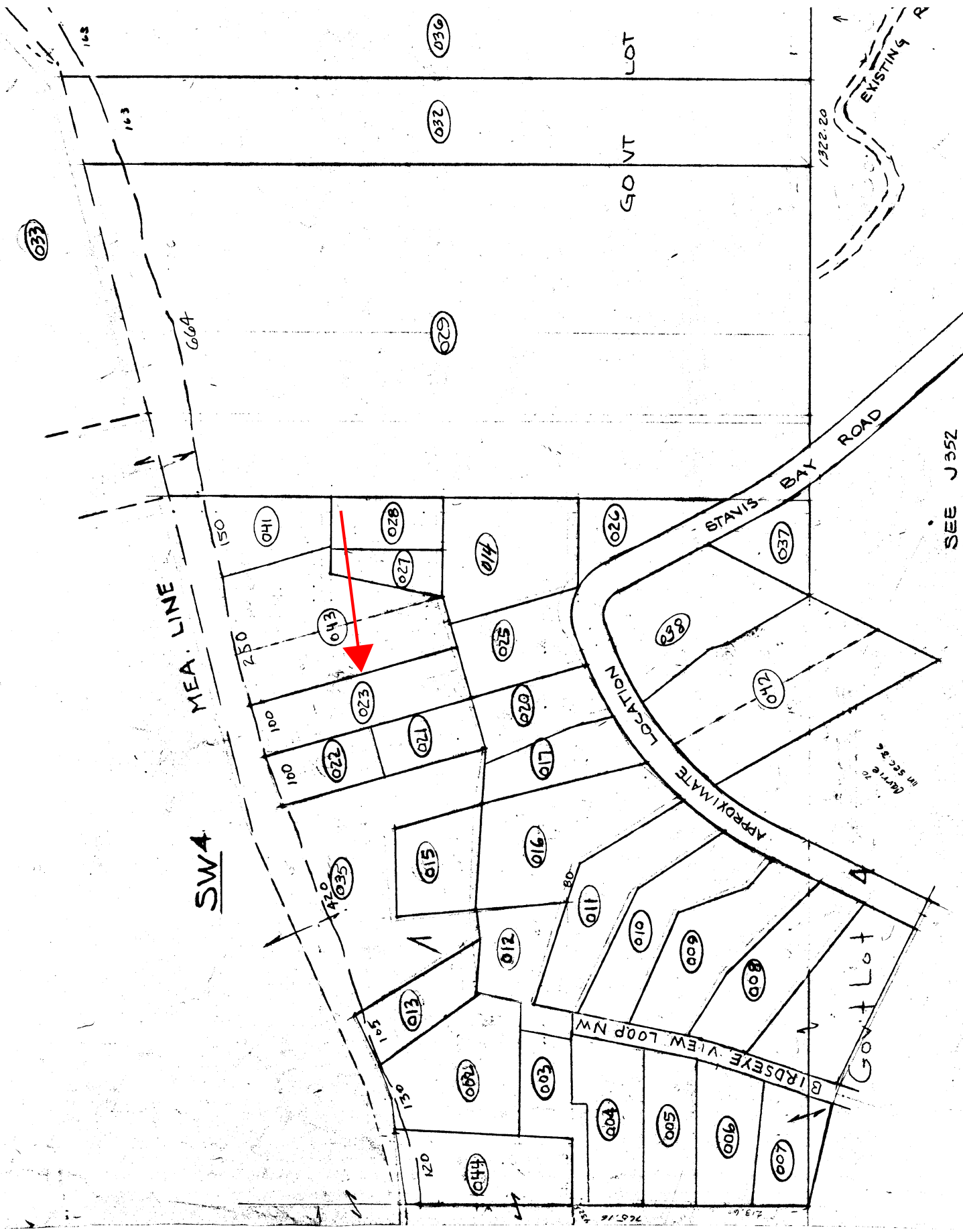
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HOOD CANAL



SEE J352

PARTIAL IN SEC 34