



**PACIFIC
NORTHWEST
TITLE**

OWNER:

**Justin & Sarah
Krugerud**

PROPERTY:

**18280 Dalarna Court NE
Poulsbo, WA 98370
5279-000-009-0004**

PROVIDED ESPECIALLY FOR:

**Danny Horovitz
John L. Scott Real Estate
Silverdale, WA**

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
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FAX (206) 842-2125

SILVERDALE-MAIN OFFICE

2021 NW MYHRE ROAD, SUITE 300
SILVERDALE, WA 98383
(360) 692-4141 • (800) 464-2823
FAX (360) 692-5569

PORT ORCHARD

1382 SE LUND AVENUE, SUITE 1
PORT ORCHARD, WA 98366
(360) 895-7799
FAX (360) 895-5824



Samantha Moore
CUSTOMER SERVICE
MARKET RESEARCH SPECIALIST

PHONE: (360) 692-4141 FAX: (360) 692-8001
EMAIL: SAMANTHA@PNWTKITSAP.COM
WWW.PNWTKITSAP.COM

Kitsap County Parcel Information



PACIFIC NORTHWEST TITLE

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

Parcel Information

Parcel #:	5279-000-009-0004
Tax Id:	2212801
Site Address:	18280 Dalarna Ct NE Poulsbo, WA 98370
Owner:	Krugerud Justin D & Sarah R
Owner Address:	18280 Dalarna Ct NE Poulsbo, WA 98370
Owner Phone:	
Township/Range/Section:	T: 26N R: 01E S: 24 Q: SW
Parcel Size:	0.2300 Acres (10,019 Sq. Ft.)
Plat:	5279 - DEER RUN
Book/Page:	Book: 28 Page: 49
Neighborhood:	7400
County Zoning:	Incorporated City
Census Tract/Block:	090502/3000
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	20 Avg Rambler
Total Land Value:	\$58,370
Total Impr Value:	\$138,320
Total Value:	\$196,690



Tax Information

Tax Year:	2013
Levy Code:	0415
Levy Rate:	12.228816
Annual Tax:	\$2,405.28
Total Taxes & Fees:	\$2,407.28

Legal

LOT 9, DEER RUN ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 INCLUSIVE RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

Land

Property Class:	111	Zone Code:	CITY	Dwelling Count:	1	Other Improv.:	1
Electric:	Y	Gas:	Y	Water:	Y	Sewer:	Yes
Cable:		Well:		Septic:			

Improvement

Building Type:	20 Avg Rambler	Year Built:	1995	Above Grnd SqFt:	1248	Att. Garage SqFt:	0
Use Desc.:	Single family	Stories:	1	Bsmt Fin. SqFt:	0	Det. Garage SqFt:	0
Roof Mat.:	Comp sh to 235#	Heat Code:	101	1st Floor SqFt:	1248	Carpport SqFt:	0
Bedrooms:	3	Full/Half Baths:	2 /0	2nd Floor SqFt:	0	Deck SqFt:	128

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2013	\$196,690	\$58,370	\$138,320		\$2,405.28	\$0.00	\$0.00	\$2.00	\$2,407.28
2012	\$198,660	\$70,040	\$128,620		\$2,354.90	\$0.00	\$0.00	\$2.00	\$2,356.90
2011	\$205,680	\$72,510	\$133,170		\$2,301.52	\$0.00	\$0.00	\$2.00	\$2,303.52

Transfer Information

Rec. Date:	07/27/11	Sale Price:	\$229,000	Doc Num:	0007270122	Doc Type:	Warranty Deed
Owner:	KRUGERUD, JUSTIN D & SARAH R			Grantor:	HASKO, ADAM K		
Orig. Loan Amt:	\$233,923			Title Co:	PACIFIC NORTH WEST TITLE		
Finance Type:	Fixed	Loan Type:	VA	Lender:	IFREEDOM DIRECT CORP		

Sales

Excise #	Date	Price	Deed Type
2008EX0338	06/10/08	\$265,000	W
2008EX0337	06/10/08	\$0	Q

2008EX0341	06/12/08	\$0	W
2011EX0386	07/27/11	\$229,000	
199602630	04/09/96	\$126,500	W
2008EX0217	04/16/08	\$297,500	W

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.

View: [Receipt\(s\) on file](#)
[\[Click here to Print\]](#)

[\[Click here to Pay by Credit Card - 3rd party fee applies\]](#)
[\[Click here to Pay by E-Check - \\$1.00 fee\]](#)



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

2013 WEB TAX STATEMENT

Printed:06/24/2013

KRUGERUD JUSTIN D & SARAH R
 18280 DALARNA CT NE
 POULSBO, WA 98370

Account Number	** For Informational Purposes Only **
5279-000-009-0004	Process Number 2212801
	Taxpayer Name: KRUGERUD JUSTIN D & SARAH R

Tax Property Description
 DEER RUN
 LOT 9, DEER RUN ACCORDING TO THE PLAT THEREOF RECORDED IN
 VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 INCLUSIVE RECORDS
 OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY,
 WASHINGTON.

VALUE INFORMATION FOR TAX		
	2012	2013
Land:	\$70,040	\$58,370
Improvements:	\$128,620	\$138,320
TOTAL VALUE:	\$198,660	\$196,690

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$198,660 **\$196,690**

Levy Code **0415** General Levy Rate per \$1000 **12.2288**
[\[Click here for Levy Information\]](#)
Voted Rate -- 33.0 % Voter Approved

GENERAL TAX DISTRIBUTION			
	2012		2013
STATE GENERAL	\$496.13	STATE GENERAL	\$493.12
REGIONAL LIBRARY	\$81.11	REGIONAL LIBRARY	\$84.60
LOCAL SCHOOL	\$739.67	LOCAL SCHOOL	\$786.11
COUNTY	\$226.31	COUNTY	\$236.34
CITY	\$341.10	CITY	\$336.12
PORT	\$57.76	PORT	\$59.55
FIRE	\$397.32	FIRE	\$393.37
PUD	\$15.50	PUD	\$16.07
2012 Total:	\$2,354.90	2013 Total:	\$2,405.28

Current Taxes		
ASSESSMENT	2012	2013
Noxious Weed	\$2.00	\$2.00
Asmt Total	\$2.00	\$2.00

2013 General Property Tax + Assessments = \$2,407.28

TOTAL AMOUNT DUE: \$1,203.64

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

Account Number: 5279-000-009-0004 (2212801) Parcel Location: 18280 DALARNA CT NE

If you did not make a first half payment or pay the delinquent taxes listed, if any, call (360) 337-7135 for delinquent tax, interest and penalty due. Delinquent payments received without interest and penalty will be returned. [See Treasurer Information link.](#)

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SECOND HALF - Pay or Postmark by October 31					
	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2013				\$1,203.64
			Amount Due:		\$1,203.64

KRUGERUD JUSTIN D & SARAH R
 18280 DALARNA CT NE
 POULSBO, WA 98370

Make Remittance Payable To
 Kitsap County Treasurer - 614 Division Street, MS-32
 Port Orchard, WA 98366

Property Report

Tax Account No.	Process No.	Situs Address
5279-000-009-0004	2212801	18280 DALARNA CT NE
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	0415	# of Buildings:	1	Acres:	.23
Jurisdiction:	POULSBO	View Rating:			
Sec-Twp-Rng:	24 26N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	7400203	Last Inspected:	03/07/12		

Taxpayer Information

Name:	KRUGERUD JUSTIN D & SARAH R				
Mailing Address:	18280 DALARNA CT NE				
	POULSBO	WA	98370		

Sales History

Tax Account No.
5279-000-009-0004

Process No.
2212801

Situs Address
18280 DALARNA CT NE

Sale Date:	Sale Price:	Excise Number:	<u>Instrument:</u>	<u>Screening Code:</u>
27-JUL-11	229000	2011EX03866	W	V
12-JUN-08	0	2008EX03415	W	C
10-JUN-08	0	2008EX03379	Q	Q
10-JUN-08	265000	2008EX03380	W	M
16-APR-08	297500	2008EX02174	W	M
09-APR-96	126500	1996EX02630	W	V

Value History

Tax Account No.

Process No.

Situs Address

5279-000-009-0004

2212801

18280 DALARNA CT NE

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
2013	58,370	138,320	196,690	196,690	2,405.28	0.00	0.00	2.00	2,407.28
2012	70,040	128,620	198,660	198,660	2,354.90	0.00	0.00	2.00	2,356.90
2011	72,510	133,170	205,680	205,680	2,301.52	0.00	0.00	2.00	2,303.52
2010	74,160	135,900	210,060	210,060	2,200.06	0.00	0.00	1.00	2,201.06
2009	79,100	145,010	224,110	224,110	2,154.96	0.00	0.00	1.00	2,155.96
2008	82,400	151,390	233,790	233,790	2,140.46	0.00	0.00	1.00	2,141.46
2007	67,510	151,390	218,900	218,900	2,084.34	0.00	0.00	1.00	2,085.34
2006	59,400	144,070	203,470	203,470	2,315.44	0.00	0.00	1.00	2,316.44
2005	46,200	127,130	173,330	173,330	2,253.22	0.00	0.00	1.00	2,254.22
2004	44,000	115,620	159,620	159,620	2,160.76	0.00	0.00	0.00	2,160.76
2003	44,000	100,670	144,670	144,670	2,006.24	0.00	0.00	0.00	2,006.24
2002	44,000	100,670	144,670	144,670	2,043.38	0.00	0.00	0.00	2,043.38
2001	40,000	91,350	131,350	131,350	1,804.30	0.00	0.00	0.00	1,804.30

Tax Statement

close this window

Building Data

Tax Account No.
5279-000-009-0004

Process No.
2212801

Situs Address
18280 DALARNA CT NE

Details

Bldg 1 of 1
Year Built **1995**
Quality & Type **Avg Rambler**
Roof Material **Comp sh to 235#**
ExtWall Type **Hardboard sheet siding**

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

Sq Footage

<u>Floor</u>	<u>Area</u>	<u>Living Area</u>	
Basement:*	0	0	* Could be basement or lower level garage
Lower Level:	0	0	
Above Ground:	1248	1248	
Total:	1248	1248	
Porch/Deck:	128		
Detached Garage:			
Attached Garage:	400		

Attributes

Bedroom(s)	3	Fireplace(s) **	Yes
Half Bath(s)	0	Sewer	Y
Full Bath(s)	2	Water	Y
Heat Source	Forced hot air-gas		

Other

Improvements ,
Imp. (Cont) ,
Land Desc. **Res Low (City of Poulsbo) ,**
Land (Cont) ,
Land (Cont)

* Could be basement or lower level garage.

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

Tax Description

Tax Account No.
5279-000-009-0004

Process No.
2212801

Situs Address
18280 DALARNA CT NE

DEER RUN

LOT 9, DEER RUN ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 INCLUSIVE RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

close this window

AFTER RECORDING MAIL TO:

Justin D. Krugerud
Sarah R. Krugerud
18280 Dalarna Ct NE
Poulsbo WA 98370

PACIFIC NW TITLE 201107270122
Deed Rec Fee: \$ 64.00
07/27/2011 02:12 PM
Walter Washington, Kitsap Co Auditor Page: 1 of 3

Filed for Record at Request of:
Pacific Northwest Title
Escrow Number: 31060401
Title Order Number 32126648

Statutory Warranty Deed

Grantor: Adam K. Hasko, who also appears of record as Adam Hasko
Grantees: Justin D. Krugerud and Sarah R. Krugerud
Abbreviated Legal:
Lot 9, Deer Run
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 5279-000-009-0004

THE Grantor Adam K. Hasko, who also appears of record as Adam Hasko, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin D. Krugerud and Sarah R. Krugerud, husband and wife 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.

KITSAP COUNTY TREASURER EXCISE 07/27/2011

2011EX03866

Dated July 22, 2011

Total: \$4,081.20

Clerk's Initial *JS*

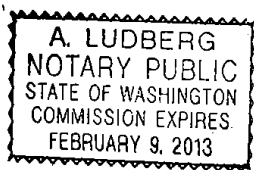
 Adam K. Hasko
Adam K. Hasko

STATE OF Washington }
COUNTY OF Kitsap Kinga } SS:

I certify that I know or have satisfactory evidence that **Adam K. Hasko**

is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 7/26/11 *A. Ludberg*



Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 2/9/2013

EXHIBIT A

Lot 9, Deer Run, according to Plat recorded in Volume 28 of Plats, Pages 49 through 54, inclusive, in Kitsap County, Washington.

SUBJECT TO:

All Covenants, Conditions, Restrictions, Reservations, Easements or other servitudes, if any, disclosed by the recorded plat of Deer Run.

Easement as delineated and/or dedicated on the face of the plat for public utilities, affecting the Westerly 10 feet of said premises

Easement as delineated and/or dedicated on the face of the plat for a no disurb buffer affecting the Easterly 20 feet 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 March 26, 1992, under Kitsap County Auditor's File No. 9203260108. To Puget Sound Power and Light Company.

Easement provisions on the face of the plat, as follows:

An easement is hereby reserved for and granted to Puget Power and Light Company, United Telephone Company, City of Poulsbo (for storm drainage, water and sanitary sewer facilities). Cascade Natural Gas Company, and TCI Cable TV Company, and their respective successors and assigns, under and upon the exterior ten feet, parallel with and adjoining the street frontage of all lots and tracts in which to install, construct, lay, renew, operate and maintain underground conduits, mains, wires and cables, water lines, gas mains and sewer mains with necessary facilities and other equipment for the purpose of servicing this subdivision and other property with electric, gas, telephone, sewer, water and cable tv service, together with the right to enter upon the lots at all times for the purposes herein stated.

Recital contained in contract between Harold Bjorgen, as seller and Walter F. and Phyllis A. Bale and Ronald J. and Annette E. Swanson, husband and wife, as purchasers, recorded June 6, 1978 under Auditor's File No. 7806060092, as follows:

Seller reserves unto himself a permanent right to water from an artesian spring well located on and serving above described property. This right to water shall be for a single family residence for domestic purposes.

Restrictions on the face of the plat as follows:

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby any portion of this plat shall be less than the area required for the use district in which located.

Recital on the face of the plat, as follows:

Dedication of a Native Growth Protection Area (NGPA) conveys to the public a beneficial interest in the land within the NGPA. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPA imposes upon all present and future owners and occupiers of land subject to the NGPA the obligation enforceable on behalf of the public by the City of Poulsbo, to leave undisturbed all trees and other vegetation within the NGPA. The vegetation within the NGPA may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Poulsbo, which permission must be obtained in writing from the City of Poulsbo or its successor agency.

Before beginning and during the course of any grading, building, construction, or other development activity on a lot subject to the NGPA, the common boundary between the NGPA and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Poulsbo.

Restrictions, easements and liability to assessments contained in declaration of protective restrictions, easements and assessments:

Recorded: May 3, 1994
Recording Number: 9405030163

Amendment and/or modification of said restrictions:

Recorded: June 3, 1998
Recording Number: 3092836

Amendment and/or modification of said restrictions:

Recorded: June 11, 1998
Recording Number: 3094549

Restrictions contained in said plat as follows:

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformity with Kitsap County zoning regulations.

Recital contained on the face of the plat as follows:

The owners hereof and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public property within this plat.

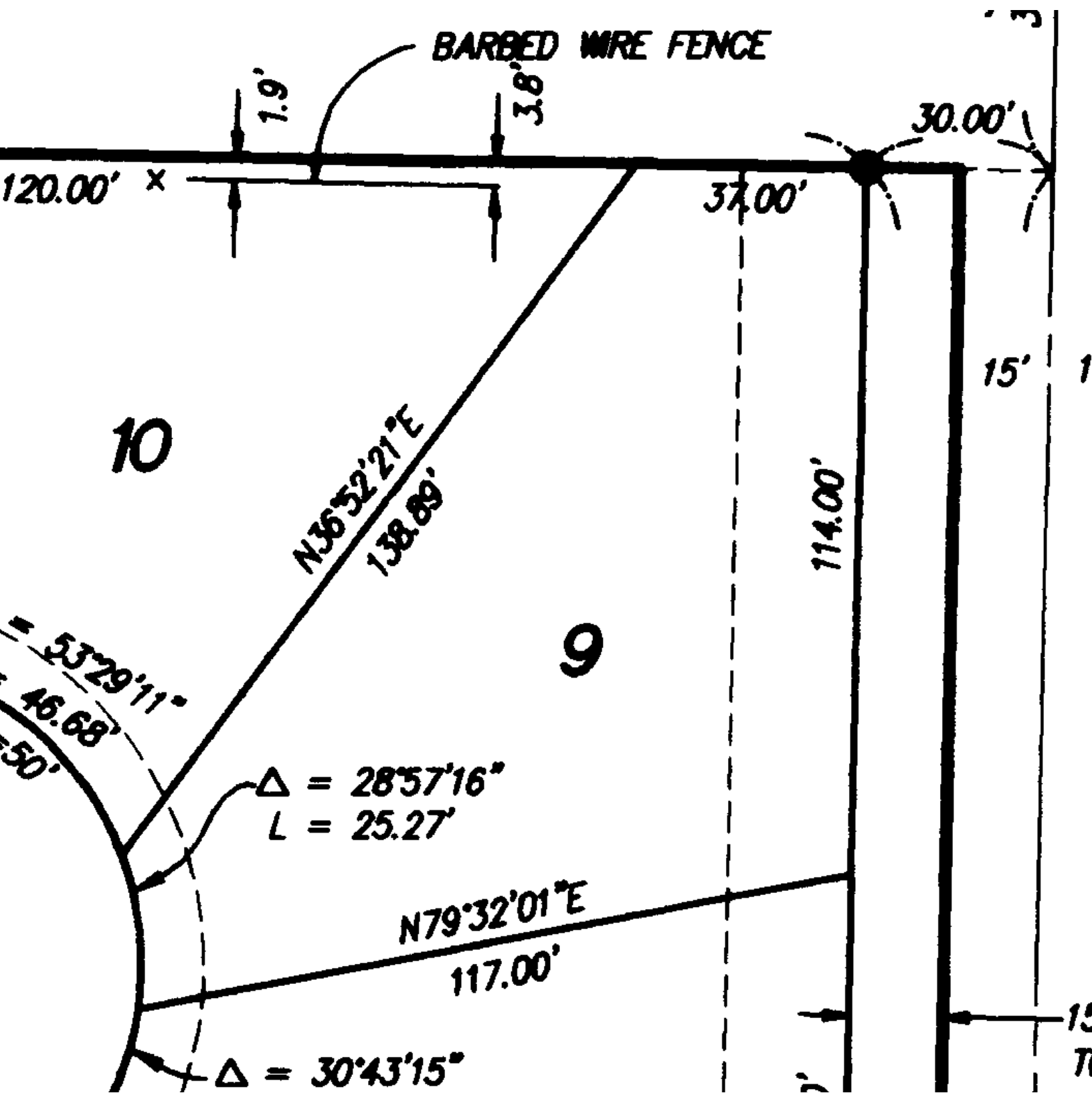
Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys, roads, and to drain streets over and across any lot where water might take a natural course after the street or streets are graded, as dedicated in the plat.

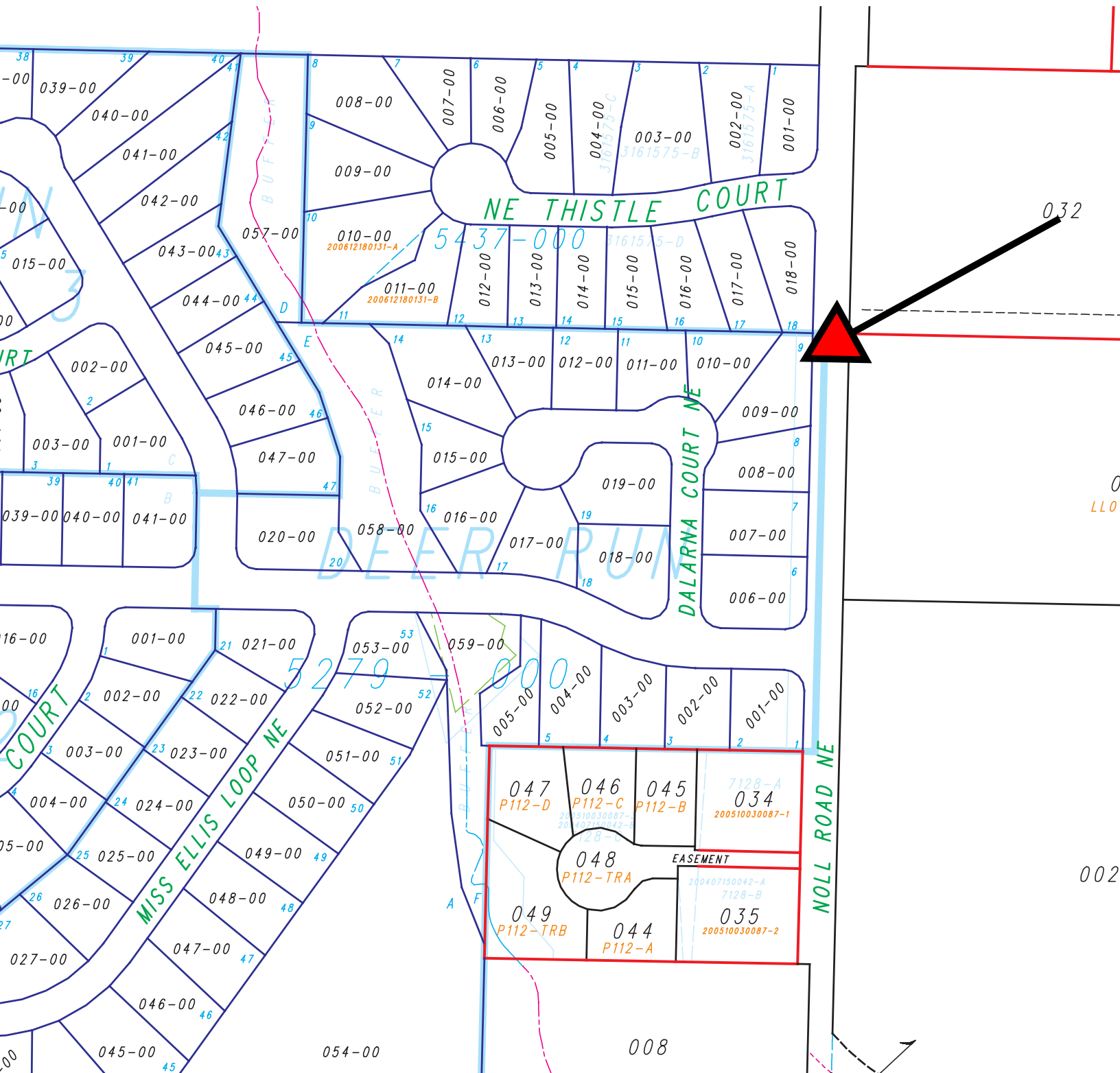
Local improvement assessments, and/or special assessment, if any, levied by the City of Poulsbo. Investigation should be made with the city for amounts due or past due, if any.

Liability for assessments if any, levied by Deer Run Community Organization, which attaches to said premises, if unpaid.

Agreement and the terms and conditions thereof:

By and Between: Albert H. Bjorgen and Stephanie Bjorgen, husband and wife and
Schnieder Homes, Inc., a Washington Corporation
Dated: June 2, 1993
Recorded: June 4, 1993
Recording Number: 9306040296





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