



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Rob C. & Marti
Bailey

Property:

1555 Olympic Avenue
Bremerton, WA 98312
3703-003-001-0007

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

Rec. Date:	04/09/03	Sale Price:	\$73,000	Doc Num:	200304090055	Doc Type:	Grant Deed
Owner:	BAILEY, ROB C & MARTI			Grantor:	WINGO, TR		
Orig. Loan Amt:	\$65,700			Title Co:	PACIFIC NORTH WEST TITLE		
Finance Type:	Fixed	Loan Type:		Lender:	WINGO TRUST		

Sales

Excise #	Date	Price	Deed Type
199307896	09/24/93	\$72,000	W
03EX02789	04/07/03	\$73,000	W

Sentry Dynamics, Inc. and it's 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:10/29/2010

BAILEY ROB C & MARTI
 4959 NE AVALON LN
 BAINBRIDGE ISLAND, WA 98110

Account Number	** For Informational Purposes Only **
3703-003-001-0007	Process Number 1421528
	Taxpayer Name: BAILEY ROB C & MARTI

GENERAL TAX DISTRIBUTION			
2009		2010	
STATE GENERAL	\$316.26	STATE GENERAL	\$283.17
REGIONAL LIBRARY	\$44.95	REGIONAL LIBRARY	\$42.52
LOCAL SCHOOL	\$533.00	LOCAL SCHOOL	\$498.79
COUNTY	\$140.65	COUNTY	\$131.34
CITY	\$430.76	CITY	\$394.38
PORT	\$111.69	PORT	\$102.77
PUD	\$9.91	PUD	\$9.09
2009 Total:	\$1,587.22	2010 Total:	\$1,462.06

Tax Property Description
 ANDERSON COVE 1ST ADDITION
 LOT 1, BLOCK 3, ANDERSON COVE 1ST ADDITION, AS RECORDED IN
 VOLUME 7 OF PLATS, PAGE 68, RECORDS OF KITSAP COUNTY,
 WASHINGTON.

VALUE INFORMATION FOR TAX		
	2009	2010
Land:	\$62,670	\$56,400
Improvements:	\$93,460	\$76,320
TOTAL VALUE:	\$156,130	\$132,720

Current Taxes		
ASSESSMENT	2009	2010
Noxious Weed	\$1.00	\$1.00
Asmt Total	\$1.00	\$1.00

2010 General Property Tax + Assessments = \$1,463.06

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$156,130 **\$132,720**

Delinquent section			
Year	Taxes	Int/Pen to 10/2010	Total
2010	\$1,463.06	\$131.64	\$1,594.70
Total Delinquent Amt Due:			\$1,594.70
Total Collection Cost:			\$0.00

Levy Code **0010** General Levy Rate per \$1000 **11.0161**
Voted Rate -- 36.9 % Voter Approved

TOTAL AMOUNT DUE: \$1,594.70

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

Account Number: 3703-003-001-0007 (1421528) Parcel Location: Multiple addresses on file

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:	2010				\$731.53
Amount Due:				\$731.53	

BAILEY ROB C & MARTI
 4959 NE AVALON LN
 BAINBRIDGE ISLAND, WA 98110

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

Account Number: 3703-003-001-0007 (1421528) Parcel Location: Multiple addresses on file

Payments of prior year taxes must include all interest and penalty due. Delinquent payments received without interest and penalty will be returned.
[See Treasurer Information link.](#)

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FIRST HALF - Pay or Postmark by April 30					
	TAX YEAR	Prev Tax Owing	Interest/Penalty	TOTAL	
				Full	Half

BAILEY ROB C & MARTI
4959 NE AVALON LN
BAINBRIDGE ISLAND, WA 98110

Current:	2010			\$1,463.06	\$731.53
Delinquent	2010	\$.00	\$131.64	\$131.64	
Amount Due:				\$863.17	

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
3703-003-001-0007	1421528	1555 OLYMPIC AVE
Property Class: 121- Duplex		

Parcel Information

Tax Code Area:	0010	# of Buildings:	1	Acres:	.16
Jurisdiction:	BREMERTON	View Rating:	No view		
Sec-Twp-Rng:	14 24N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	7100541	Last Inspected:	10/06/08		

Taxpayer Information

Name:	BAILEY ROB C & MARTI		
Mailing Address:	4959 NE AVALON LN		
	BAINBRIDGE ISLAND	WA	98110

Sales History

Tax Account No.

Process No.

Situs Address

3703-003-001-0007

1421528

Multiple addresses on file

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
07-APR-03	73000	2003EX02789	W	V
24-SEP-93	72000	199307896	W	W

Value History

Tax Account No.	Process No.	Situs Address
3703-003-001-0007	1421528	Multiple addresses on file

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	47,940	76,320	124,260	124,260	TBD	TBD	TBD	TBD	TBD
2010	56,400	76,320	132,720	132,720	1,462.06	0.00	0.00	1.00	1,463.06
2009	62,670	93,460	156,130	156,130	1,587.22	0.00	0.00	1.00	1,588.22
2008	65,280	97,820	163,100	163,100	1,572.14	0.00	0.00	1.00	1,573.14
2007	38,180	104,920	143,100	143,100	1,520.80	0.00	0.00	1.00	1,521.80
2006	29,440	90,180	119,620	119,620	1,390.48	0.00	0.00	1.00	1,391.48
2005	23,460	60,160	83,620	83,620	1,118.62	0.00	0.00	1.00	1,119.62
2004	21,330	62,060	83,390	83,390	1,188.58	0.00	0.00	0.00	1,188.58
2003	21,730	49,610	71,340	71,340	1,059.82	0.00	0.00	0.00	1,059.82
2002	18,900	49,610	68,510	68,510	1,005.18	0.00	0.00	0.00	1,005.18
2001	18,900	49,610	68,510	68,510	989.71	0.00	0.00	0.00	989.71

Tax Statement

close this window

Building Data

Tax Account No.	Process No.	Situs Address
3703-003-001-0007	1421528	Multiple addresses on file

Details

Bldg 1 of 1

Year Built	1952
Quality & Type	Fair Duplex
Roof Material	Comp sh to 235#
ExtWall Type	Wood siding

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

Sq Footage

Floor	Area	Living Area	
Basement:*	0	0	* Could be basement or lower level garage
Lower Level:	0	0	
Above Ground:	1708	1708	
Total:	1708	1708	
Porch/Deck:	0		
Detached Garage:			
Attached Garage:			

Attributes

Bedroom(s)	6	Fireplace(s) **	Yes
Half Bath(s)	0	Sewer	Y
Full Bath(s)	2	Water	Y
Heat Source	Wall units		

Other

Improvements	,
Imp. (Cont)	,
Land Desc.	R-10 (City of Bremerton) ,
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
3703-003-001-0007	1421528	Multiple addresses on file

ANDERSON COVE 1ST ADDITION

LOT 1, BLOCK 3, ANDERSON COVE 1ST ADDITION, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 68, RECORDS OF KITSAP COUNTY, WASHINGTON.

close this window



200304090055

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04/09/2003 12:17P

PACIFIC NW TITLE

DEED

\$21.00

Kitsap Co. WA

AFTER RECORDING MAIL TO:

Name Puget Sound Mortgage & Escrow, Inc.

Address 9621 MICKELBERRY RD #102

City, State, Zip SILVERDALE, WA 98383

S23347BL

PN0732071726

Statutory Warranty Deed

THE GRANTOR DAVID B WINGO SR. and INA M WINGO, Husband and Wife, as trustees of the Wingo Family Revocable Living Trust for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ROB C BAILEY and MARTI BAILEY, Husband and Wife the following described real estate, situated in the County of KITSAP, State of Washington:

LOT 1, BLOCK 3, FIRST ADDITION TO ANDERSON COVE, ACCORDING TO PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 68, IN KITSAP COUNTY, WASHINGTON.

SUBJECT TO: Those items as set forth on Exhibit A attached hereto and by this reference made a part hereof.

KITSAP COUNTY TREASURER EXCISE

04/09/2003

2003EX02789

Total : \$1299.40

Clerk's Initial

Assessor's Property Tax Parcel Account Number(s): 3703-003-001-0007

Dated this 7th day of April, 2003.

David B Wingo Sr.
DAVID B WINGO SR., trustee

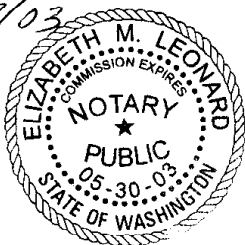
Ina M Wingo
INA M WINGO, trustee

STATE OF WASHINGTON
COUNTY OF Kitsap

} ss

I certify that I know or have satisfactory evidence that DAVID B WINGO SR. and INA M WINGO are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *4/7/03*



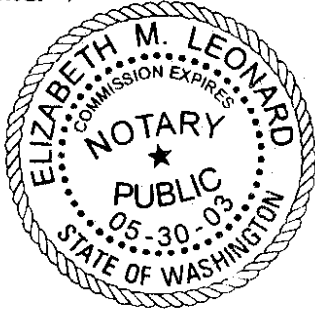
Elizabeth M Leonard
Notary Public in and for the State of Washington
Residing at Bremerton
My appointment expires: 05./30/2003

STATE OF WASHINGTON
COUNTY OF KITSAP

} ss

I certify that I know or have satisfactory evidence that **DAVID B WINGO JR. AND INA M. WINGO** ARE the personS who appeared before me, and said personS acknowledged that **THEY** signed this instrument, on oath stated that **THEY ARE** authorized to execute the instrument and acknowledged it as the **TRUSTEES** of **THE WINGO FAMILY REVOCABLE LIVING TRUST** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-7-2003



Notary Public in and for the State of Washington
Residing at BREMERTON
My appointment expires: 05/30/03

EXHIBIT "A"


SPECIAL EXCEPTIONS:

1. Easement as delineated and/or dedicated on the face of the plat:
Purpose: STORM SEWER
Area Affected: WESTERLY 10 FEET OF SAID PREMISES

2. Restrictions, easements and dedications contained on the face of the plat, as follows:
No permanent structure or building shall be constructed on any lot, tract or parcel of this plat or adjoining property as designated, which does not conform to City of Bremerton Zoning Ordinance. No lot, tract or portion of a lot or tract of this plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 5,000 square feet nor less than 50 feet in width at its narrowest part and no corner lot shall be less than 6,000 square feet nor less than 60 feet in width at its narrowest part or any ownership left without bordering on a street or leaving a property line closer than 5 feet to a building.

3. Exceptions and Reservations as contained in Instrument
From: UNITED STATES OF AMERICA ACTING BY AND THROUGH THE PUBLIC HOUSING ADMINISTRATION
Dated: AUGUST 25, 1949
Recorded: SEPTEMBER 16, 1949
Auditor's File No.: 496360
AS FOLLOWS: RESERVATION OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR OVERHEAD ELECTRICAL DISTRIBUTION OF ALL URANIUM, THORIUM AND ALL OTHER MATERIALS ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL.

NOTE: No examination has been made to determine the present record owner of the above minerals, or mineral lands and appurtenant rights thereto, or to determine matters which may affect the lands or rights so reserved.

 200304090055
Page: 3 of 3
04/09/2003 12:17P
PACIFIC NW TITLE DEED \$21.00 Kitsap Co, WA

$\kappa = 1080.98$

$L = 197.46$

$T = 99.00$

13.5

60.29

$\Delta = 3^\circ 08' 15''$

22.2

93.40

84.12

65.41

$\Delta = 3^\circ 24' 14''$

$\Delta = 100^\circ 02' 38''$
 $R = 13.50$
 $L = 23.57$

78.35

1" W

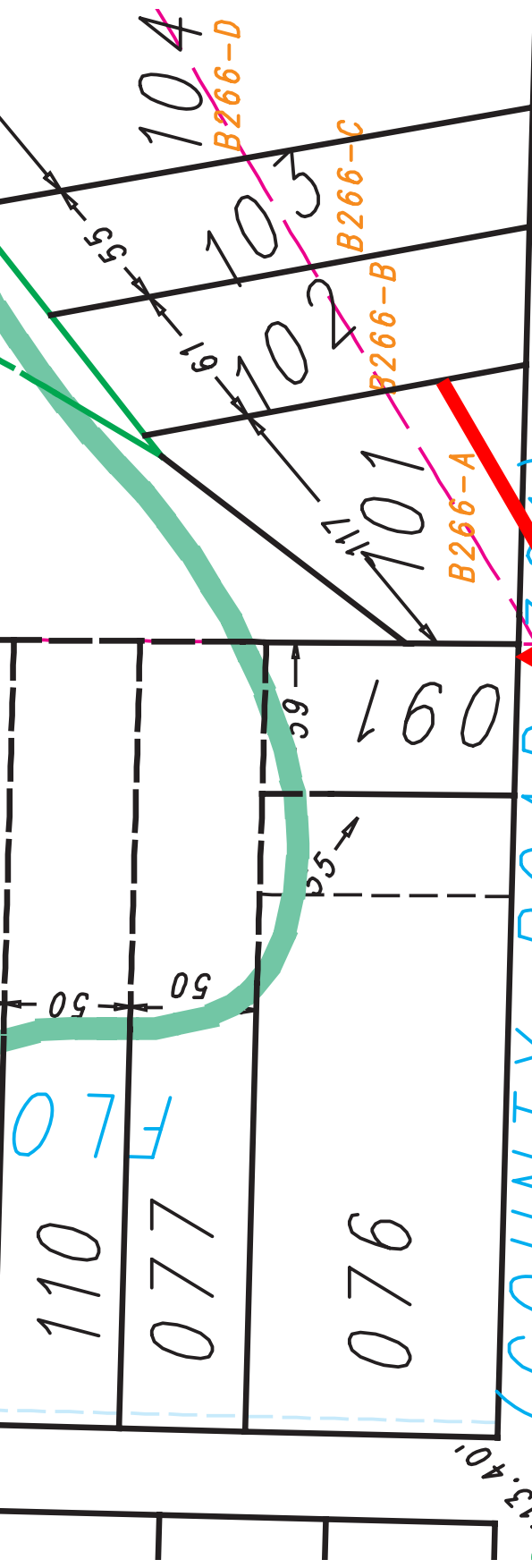
$N 76^\circ 44' 31'' W$

80.72

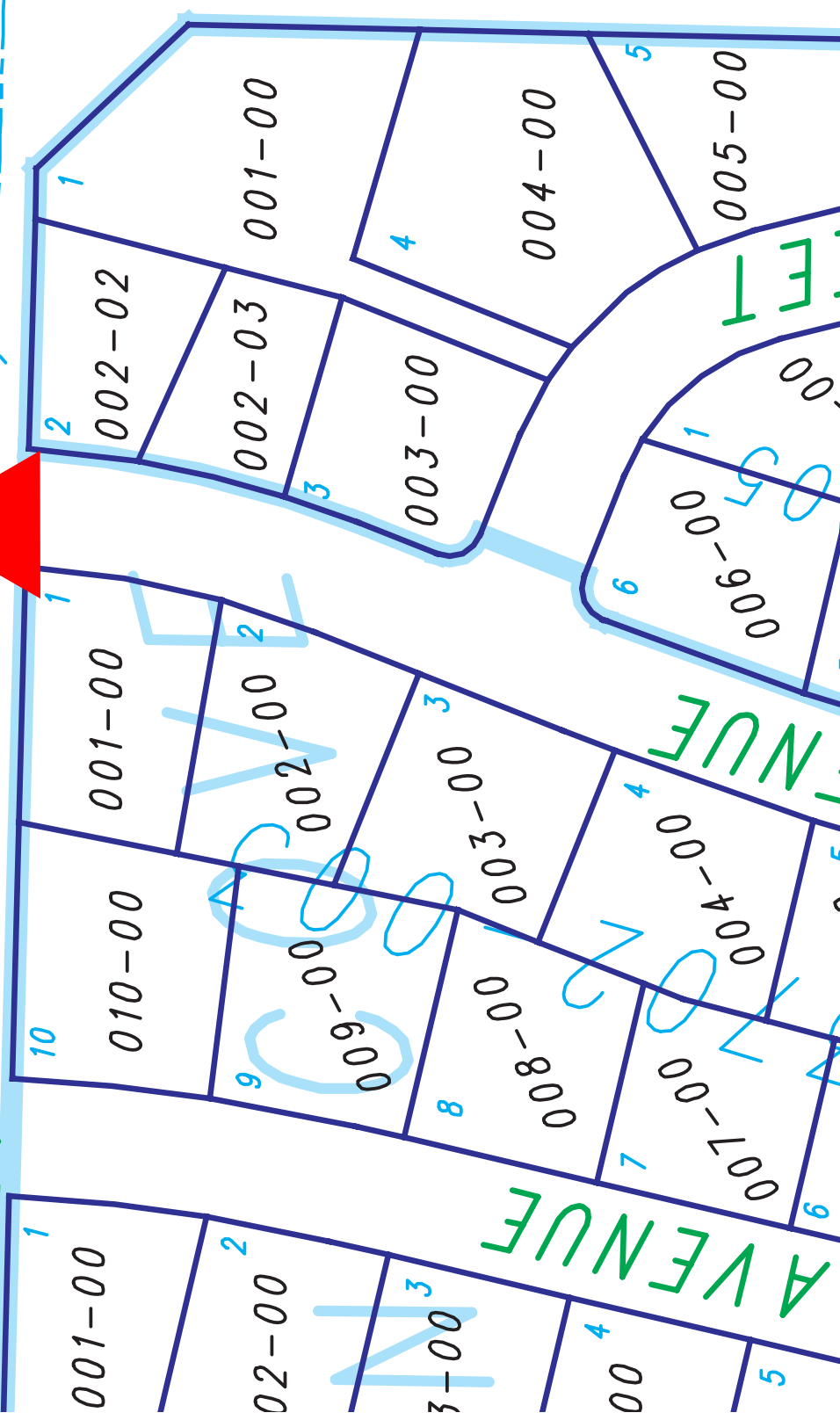
AVENUE

329.87

97.00



TR (COUNTY ROAD 301)



UF

