



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Jerry C.
Dotson

Property:

8681 NW Wildcat Lake Rd
Bremerton, WA 98312
022401-4-028-1007

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 #: | 022401-4-028-1007 |
| Tax Id: | 1108935 |
| Site Address: | 8681 NW Wildcat Lake RD Bremerton, WA 98312 |
| Owner: | Dotson Jerry C Trustee |
| Owner Address: | 2548 Banyon St Richland, WA 99352 |
| Township/Range/Section: | T: 24N R: 01W S: 02 Q: SE |
| Parcel Size: | 1.4400 Acres (62,726 Sq. Ft.) |
| Plat: | - |
| Book/Page: | Book: Page: |
| Neighborhood: | 7401 |
| County Zoning: | Rural Residential |
| Census Tract/Block: | 092000/2013 |
| Waterfront: | |
| Land Use: | 910 - UNDEVELOPED LAND |
| Building Use: | |
| Building Type: | |
| Total Land Value: | \$45,390 |
| Total Impr Value: | \$0 |
| Total Value: | \$45,390 |

Tax Information

| | |
|---------------------|-----------|
| Tax Year: | 2010 |
| Levy Code: | 6070 |
| Levy Rate: | 11.134902 |
| Annual Tax: | \$505.40 |
| Total Taxes & Fees: | \$506.44 |

Legal

PARCEL A: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; EXCEPT THE SOUTH 400 FEET THEREOF. PARCEL B: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE NORTH 200 FEET OF THE SOUTH 400 FEET OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., SOUTHERLY OF WILDCAT LAKE ROAD.

Land

| | | | | | | | |
|-----------------|-----|------------|----|-----------------|---|----------------|---|
| Property Class: | 910 | Zone Code: | RR | Dwelling Count: | 0 | Other Improv.: | 0 |
| Electric: | Y | Gas: | N | Water: | N | Sewer: | N |
| Cable: | | Well: | | Septic: | | | |

Assessed Value History

| Year | Total | Land | Imprvmnt | Levy Rate | Annual Tax | FFP Assmnt | SSWM Assmnt | NOX Weed Assmnt | Total |
|------|----------|----------|----------|-----------|------------|------------|-------------|-----------------|----------|
| 2010 | \$45,390 | \$45,390 | \$0 | | \$505.40 | \$0.00 | \$0.00 | \$1.04 | \$506.44 |
| 2009 | \$52,630 | \$52,630 | \$0 | 10.0985 | \$531.48 | \$0.00 | \$0.00 | \$1.04 | \$532.52 |
| 2008 | \$54,860 | \$54,860 | \$0 | 9.7957 | \$537.38 | \$0.00 | \$0.00 | \$1.04 | \$538.42 |

Transfer Information

| | | | | | | | |
|-----------------|--------------------|-------------|---------|-----------|--|-----------|--|
| Rec. Date: | 08/15/89 | Sale Price: | \$6,000 | Doc Num: | | Doc Type: | |
| Owner: | DOTSON, JERRY C TR | | | Grantor: | | | |
| Orig. Loan Amt: | | | | Title Co: | | | |
| Finance Type: | | Loan Type: | | Lender: | | | |

Sales

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| Excise # | Date | Price | Deed Type |
|-----------------|-------------|--------------|------------------|
| 197904267 | 06/01/79 | \$4,000 | P |
| 198003392 | 06/01/80 | \$9,500 | R |
| 198906139 | 08/15/89 | \$6,000 | Q |
| 10EX01552 | 04/01/10 | \$0 | |

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

2011 WEB TAX STATEMENT

Printed:01/19/2011

DOTSON JERRY C TRUSTEE
 2548 BANYON ST
 RICHLAND, WA 99352

| | |
|--------------------------|--|
| Account Number | ** For Informational Purposes Only ** |
| 022401-4-028-1007 | Process Number 1108935 |
| | Taxpayer Name: DOTSON JERRY C TRUSTEE |

| GENERAL TAX DISTRIBUTION | | | |
|---------------------------------|----------|--------------------|-----------------|
| | 2010 | | 2011 |
| STATE GENERAL | \$96.84 | STATE GENERAL | \$100.64 |
| REGIONAL LIBRARY | \$14.54 | REGIONAL LIBRARY | \$14.70 |
| LOCAL SCHOOL | \$163.36 | LOCAL SCHOOL | \$131.81 |
| COUNTY | \$44.91 | COUNTY | \$45.21 |
| COUNTY ROAD | \$60.31 | COUNTY ROAD | \$60.56 |
| PORT | \$35.15 | PORT | \$33.51 |
| FIRE | \$87.18 | FIRE | \$84.65 |
| PUD | \$3.11 | PUD | \$3.12 |
| 2010 Total: | \$505.40 | 2011 Total: | \$474.20 |

Tax Property Description

02241W
 PARCEL A: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; EXCEPT THE SOUTH 400 FEET THEREOF. PARCEL B: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE NORTH 200 FEET OF THE SOUTH 400 FEET OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., SOUTHERLY OF WILDCAT LAKE ROAD.

VALUE INFORMATION FOR TAX

| | 2010 | 2011 |
|--|------|------|
|--|------|------|

| | | |
|---------------------|-----------------|-----------------|
| Land: | \$45,390 | \$42,330 |
| Improvements: | \$0 | \$0 |
| TOTAL VALUE: | \$45,390 | \$42,330 |

| Current Taxes | | |
|----------------------|---------------|---------------|
| ASSESSMENT | 2010 | 2011 |
| Noxious Weed | \$1.04 | \$2.04 |
| Asmt Total | \$1.04 | \$2.04 |

| | | |
|---|----------|-----------------|
| TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions) | \$45,390 | \$42,330 |
|---|----------|-----------------|

2011 General Property Tax + Assessments = \$476.24

TOTAL AMOUNT DUE: \$476.24

Levy Code **6070** General Levy Rate per \$1000 **11.2024**
[\[Click here for Levy Information\]](#)
Voted Rate -- 27.8 % Voter Approved

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

Account Number: 022401-4-028-1007 (1108935) Parcel Location: 8681 NW WILDCAT LAKE RD

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.](#)

2

DOTSON JERRY C TRUSTEE
 2548 BANYON ST
 RICHLAND, WA 99352

SECOND HALF - Pay or Postmark by October 31

| | TAX YEAR | Prev Tax Owing | Interest/ Penalty | TOTAL | |
|--------------------|----------|----------------|-------------------|-----------------|------|
| | | | | Full | Half |
| Current: | 2011 | | | \$238.12 | |
| Amount Due: | | | | \$238.12 | |

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

Account Number: 022401-4-028-1007 (1108935) Parcel Location: 8681 NW WILDCAT LAKE RD

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.](#)

1

DOTSON JERRY C TRUSTEE
 2548 BANYON ST
 RICHLAND, WA 99352

FIRST HALF - Pay or Postmark by April 30

| | TAX YEAR | Prev Tax Owing | Interest/ Penalty | TOTAL | |
|--------------------|----------|----------------|-------------------|-----------------|----------|
| | | | | Full | Half |
| Current: | 2011 | | | \$476.24 | \$238.12 |
| Amount Due: | | | | \$238.12 | |

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 |
| 022401-4-028-1007 | 1108935 | 8681 NW WILDCAT LAKE RD |
| Property Class: 910- Undeveloped land | | |

Parcel Information

| | | | | | |
|-------------------------------|------------------|------------------------------|-----------------|---------|-------------------|
| Tax Code Area: | 6070 | # of Buildings: | 0 | Acres: | 1.44 |
| Jurisdiction: | UNINCORP. | View Rating: | No view | | |
| Sec-Twp-Rng: | 02 24N 1W | Zoning: | RR | Status: | A - Active |
| Neighborhood: | 7401117 | Last Inspected: | 10/13/10 | | |

Taxpayer Information

| | | | | |
|------------------|-------------------------------|-----------|--------------|--|
| Name: | DOTSON JERRY C TRUSTEE | | | |
| Mailing Address: | 2548 BANYON ST | | | |
| | RICHLAND | WA | 99352 | |

Sales History

Tax Account No.

Process No.

Situs Address

022401-4-028-1007

1108935

8681 NW WILDCAT LAKE RD

| Sale Date: | Sale Price: | Excise Number: | Instrument: | Screening Code: |
|------------------|-------------|--------------------|-----------------------------|---------------------------------|
| 01-APR-10 | 0 | 2010EX01552 | | 1 |
| 15-AUG-89 | 6000 | 198906139 | Q | Y |
| 01-JUN-80 | 9500 | 198003392 | R | V |
| 01-JUN-79 | 4000 | 197904267 | P | A |

Value History

Tax Account No.

Process No.

Situs Address

022401-4-028-1007

1108935

8681 NW WILDCAT LAKE RD

| 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 | 42,330 | 0 | 42,330 | 42,330 | 474.20 | 0.00 | 0.00 | 2.04 | 476.24 |
| 2010 | 45,390 | 0 | 45,390 | 45,390 | 505.40 | 0.00 | 0.00 | 1.04 | 506.44 |
| 2009 | 52,630 | 0 | 52,630 | 52,630 | 531.48 | 0.00 | 0.00 | 1.04 | 532.52 |
| 2008 | 54,860 | 0 | 54,860 | 54,860 | 537.38 | 0.00 | 0.00 | 1.04 | 538.42 |
| 2007 | 35,360 | 0 | 35,360 | 35,360 | 380.90 | 0.00 | 0.00 | 1.04 | 381.94 |
| 2006 | 27,850 | 0 | 27,850 | 27,850 | 314.28 | 0.00 | 0.00 | 1.04 | 315.32 |
| 2005 | 25,050 | 0 | 25,050 | 25,050 | 332.40 | 0.00 | 0.00 | 1.04 | 333.44 |
| 2004 | 22,770 | 0 | 22,770 | 22,770 | 324.98 | 0.00 | 0.00 | 0.00 | 324.98 |
| 2003 | 22,770 | 0 | 22,770 | 22,770 | 332.48 | 0.00 | 0.00 | 0.00 | 332.48 |
| 2002 | 20,700 | 0 | 20,700 | 20,700 | 311.82 | 0.00 | 0.00 | 0.00 | 311.82 |
| 2001 | 20,700 | 0 | 20,700 | 20,700 | 309.72 | 0.00 | 0.00 | 0.00 | 309.72 |

[Tax Statement](#)

[close this window](#)

Tax Description

| Tax Account No. | Process No. | Situs Address |
|-------------------|-------------|-------------------------|
| 022401-4-028-1007 | 1108935 | 8681 NW WILDCAT LAKE RD |

02241W

PARCEL A: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; EXCEPT THE SOUTH 400 FEET THEREOF. PARCEL B: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE NORTH 200 FEET OF THE SOUTH 400 FEET OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., SOUTHERLY OF WILDCAT LAKE ROAD.

close this window

KITSAP COUNTY

\$0.00 CASH

FILED-BY: JERRY DOTSON
SEP 20, 1991, 3:32 PM
KAREN FLYNN, AUDITOR
CLERK: BASSE

Filed For Record At Request Of
and After Recording, Return To:

A.F. #: 9109200290
REEL 0608 FR 1623

WARRANTY FULFILLMENT DEED

THE GRANTORS, ROY L. SCHULTZ and DIANA S. DIEHL, husband and wife, for and in consideration of the fulfillment of contract, convey and warrant to JERRY C. DOTSON and CHARLENE A. DOTSON, husband and wife, the following described real estate, situate in the County of Kitsap, State of Washington:

The South 200 feet of that portion of the West 10 acres of the East 20 acres of Government Lot 12, Section 2, Township 24 North, Range 1 West, W.M., lying Southerly of Wildcat Lake Road;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land 40 feet in width, the center line being the East line of the West half, as measured along the South line thereof, of that portion of the West 10 acres of the East 20 acres of Government Lot 12, Section 2, Township 24 North, Range 1 West, W.M., lying Southerly of Wildcat Lake Road; EXCEPT the South 200 feet thereof; in Kitsap County, Washington.

Situate in Kitsap County, Washington.

(Said real property is identified by Kitsap County Tax Account Number 022401-4-021-1004.)


Subject to existing conditions, easements, reservations and restrictions recorded with the Kitsap County Auditor, including but not limited to that certain Easement Agreement dated March 21, 1980, and recorded on May 8, 1980, under Kitsap County Auditor's Recording Number 8005080033.

The Grantors do not warrant the location of the boundaries of the above-described real property nor the accuracy of the legal description for this real property.

This deed is given in fulfillment of that certain Real Estate Contract between the parties hereto, dated September 12, 1989, 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 Purchasers 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.

The real estate excise tax was paid on this transaction on September 14, 1989, under Kitsap County Excise Tax Receipt No. 6650.

Dated this 17th day of September, 1991.



ROY L. SCHULTZ

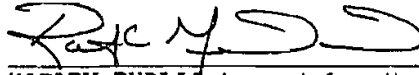


DIANA S. DIEHL

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

On this day personally appeared before me ROY L. SCHULTZ and DIANA S. DIEHL to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17TH day of September, 1991.



NOTARY PUBLIC in and for the
State of Washington,
residing at: SILVERDALE
Commission Expires: 2-16-95



A.F. #: 9109200290
REEL 0608 FR 1624

WHEN RECORDED MAIL TO:
JERRY C. DOTSON
2548 Banyon St.
Richland, Washington 99352

MOULTON LAW 201004050072
Deed Rec Fee: \$ 63.00
04/05/2010 10:31 AM Page: 1 of 2
Walter Washington, Kitsap Co Auditor

Warranty Deed

THE GRANTOR, JERRY C. DOTSON in consideration only of the benefits to be derived from conveying the property of the Grantors to a revocable trust for his benefit, conveys and warrants to JERRY C. DOTSON, Trustee, or his successors in trust, under the DOTSON LIVING TRUST, dated February 10, 2010 and any amendments thereto, whose address is 2548 Banyon St., Richland, Washington 99352, the following described real estate, situated in the County of **Kitsap**, State of **Washington** to:

Ptns of Gov Lot 12, Sec 2 Twn 24N Rng 1 WWM; more fully described on Exhibit A attached hereto. SUBJECT TO easements, reservations, restrictions, covenants and conditions of record, if any. APN: 022401-4-028-1007 & 022401-4-021-1004

Date: 3/24/10

KITSAP COUNTY TREASURER EXCISE

04/01/2010

2010EX01552

Total: \$10.00

Clerk's Initial CS

Jerry C. Dotson
JERRY C. DOTSON

STATE OF WASHINGTON)

COUNTY OF Benton) SS

On this day personally appeared before me JERRY C. DOTSON, to me known to be the person who appeared before me; and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: March 24, 2010

Shellym Foster
Notary Public in and for the State of
Washington, residing at Richland
My commission expires: July 5 2010

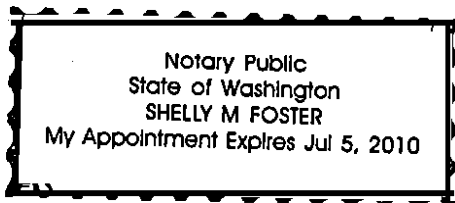


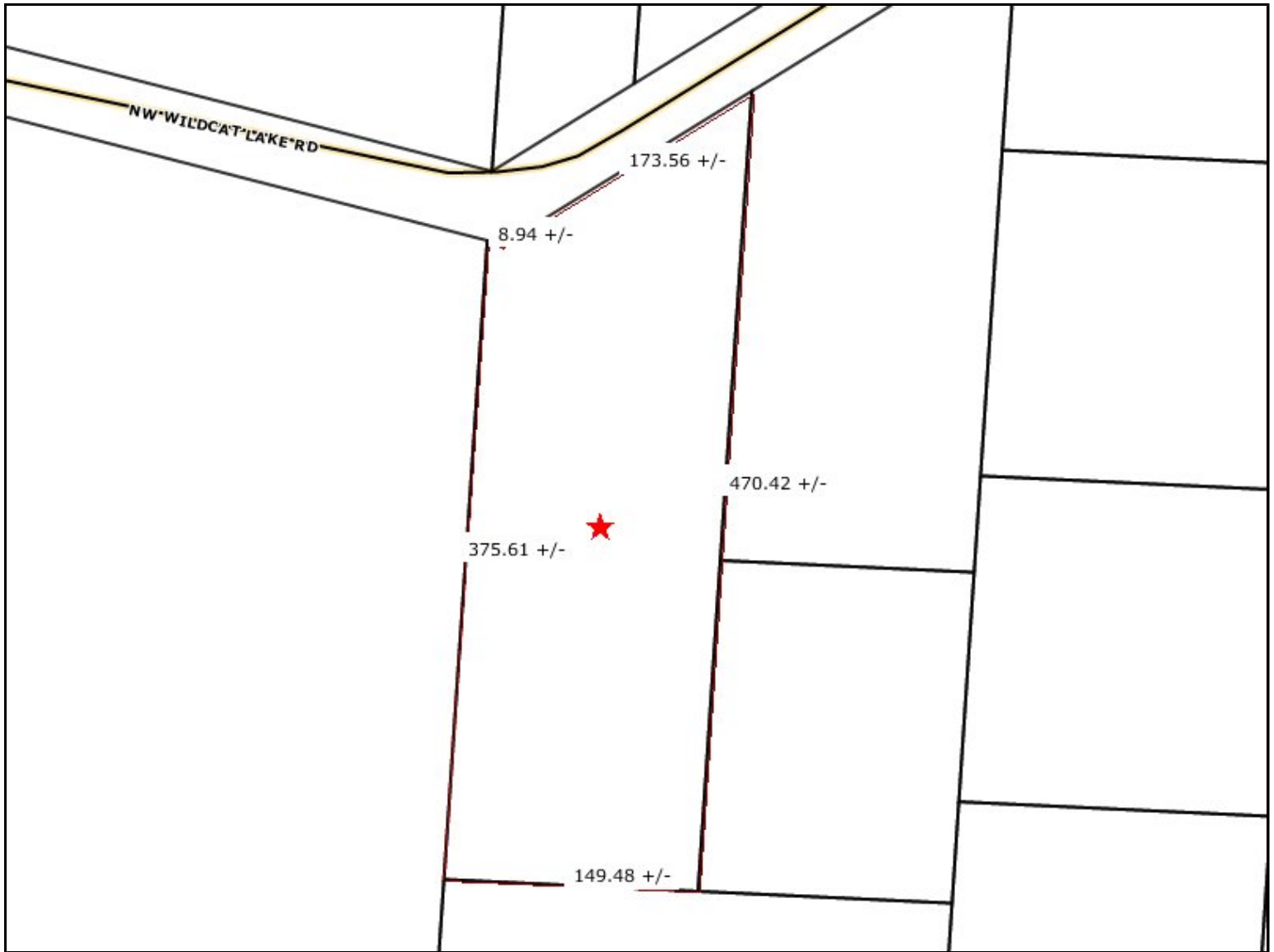
EXHIBIT A

02241W

THE SOUTH 200 FEET OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 40 FEET IN WIDTH, THE CENTER LINE BEING THE EAST LINE OF THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; EXCEPT THE SOUTH 200 FEET THEREOF.

02241W

PARCEL A: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; EXCEPT THE SOUTH 400 FEET THEREOF. PARCEL B: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE NORTH 200 FEET OF THE SOUTH 400 FEET OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., SOUTHERLY OF WILDCAT LAKE ROAD.

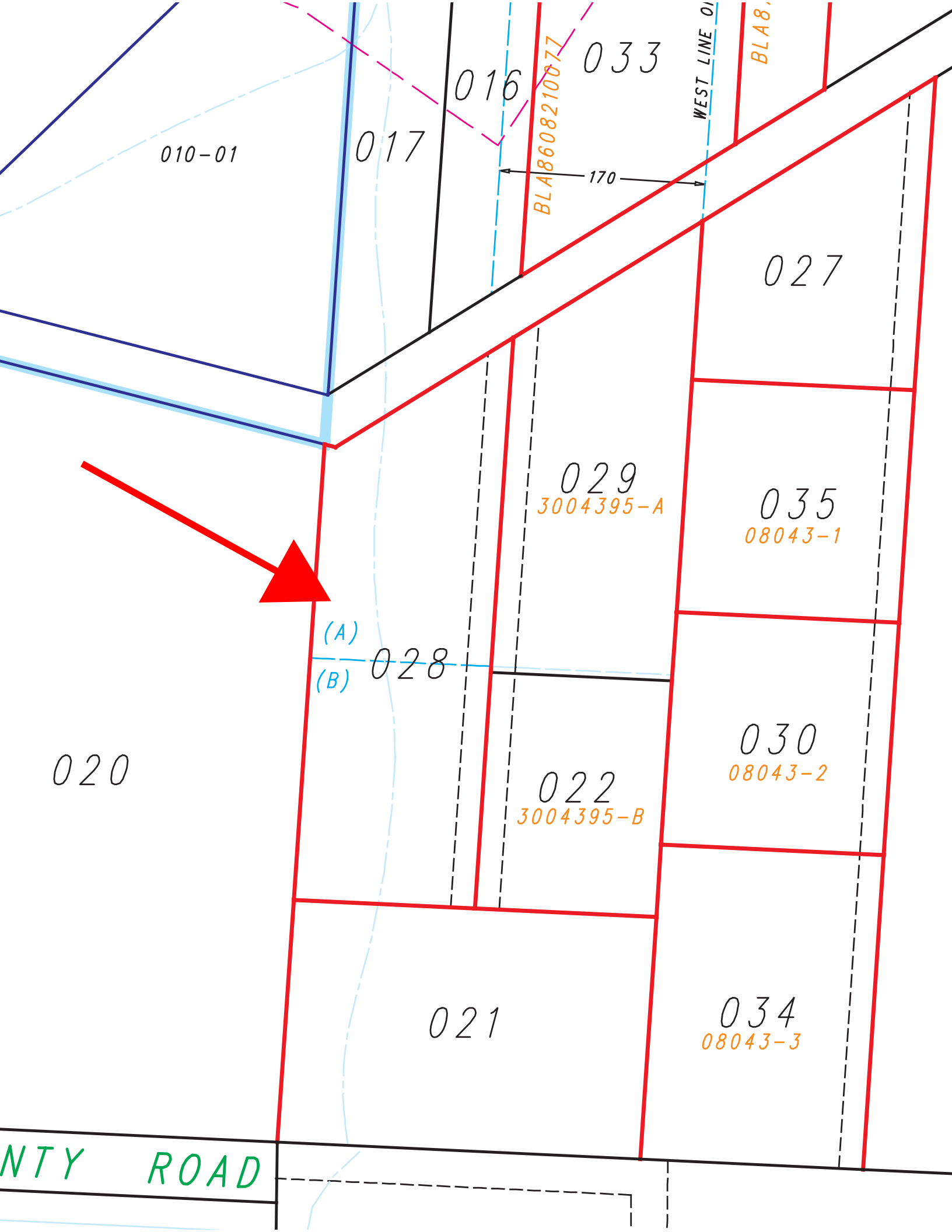


PACIFIC NORTHWEST TITLE

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



010-01

017

016

033

BLA8608210077

170

WEST LINE OF

BLA8,

027

029

3004395-A

035

08043-1

(A)

(B)

028

029

3004395-A

035

08043-1

020

030

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3004395-B

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COUNTY ROAD

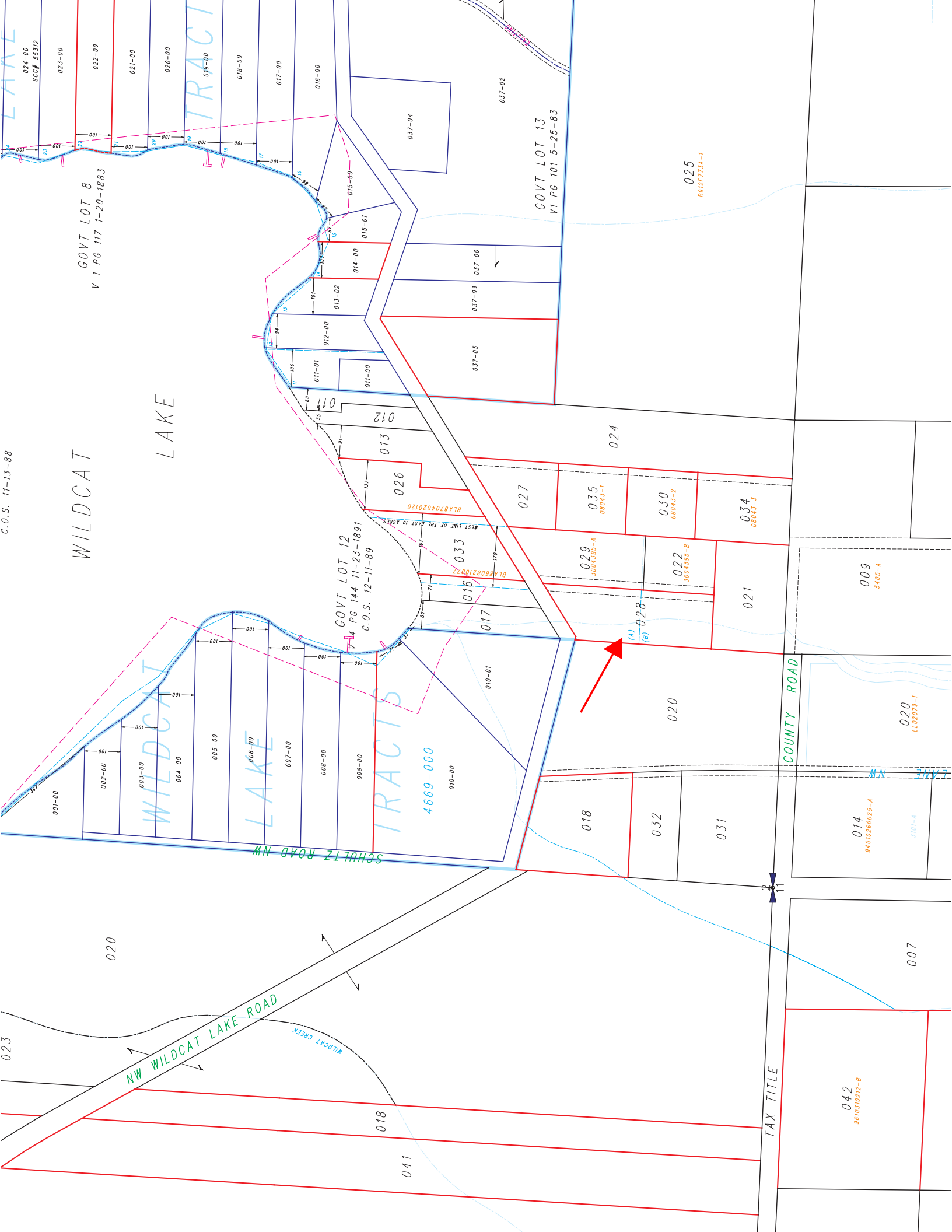
C.O.S. 11-13-88

WILDCAT LAKE TRACT

GOVT LOT 8
VI PG 117 1-20-1883

GOVT LOT 13
VI PG 101 5-25-83

GOVT LOT 12
VI PG 144 11-23-1891
C.O.S. 12-11-89



020

NW WILDCAT LAKE ROAD

WILDCAT CREEK

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041

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