



# PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

## Owner:

Jerry C.  
Dotson

## Property:

\* no site address \*  
Bremerton, WA 98312  
022401-4-021-1004

## 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



# PACIFIC NORTHWEST TITLE

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

### Parcel Information

Parcel #:	022401-4-021-1004
Tax Id:	1108794
Site Address:	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:	1.3800 Acres (60,113 Sq. Ft.)
Plat:	-
Book/Page:	Book: Page:
Neighborhood:	7401
County Zoning:	Rural Residential
Census Tract/Block:	092000/2013
Waterfront:	
Land Use:	183 - SHEDS AND GARAGES
Building Use:	
Building Type:	
Total Land Value:	\$45,710
Total Impr Value:	\$0
Total Value:	\$45,710



022401-4-021-1004 3-7-78 #1:

### Tax Information

Tax Year:	2010
Levy Code:	6070
Levy Rate:	11.134902
Annual Tax:	\$508.98
Total Taxes & Fees:	\$510.00

### Legal

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.

### Land

Property Class:	183	Zone Code:	RR	Dwelling Count:	0	Other Improv.:	1
Electric:	N	Gas:	N	Water:	N	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	\$45,710	\$45,710	\$0		\$508.98	\$0.00	\$0.00	\$1.02	\$510.00
2009	\$53,000	\$53,000	\$0	10.0985	\$535.24	\$0.00	\$0.00	\$1.02	\$536.26
2008	\$55,250	\$55,250	\$0	9.7957	\$541.18	\$0.00	\$0.00	\$1.02	\$542.20

## Transfer Information

Rec. Date:	09/14/89	Sale Price:	\$13,500	Doc Num:		Doc Type:	
Owner:	DOTSON, JERRY C TR			Grantor:	UNKNOWN		
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

## Sales

Excise #	Date	Price	Deed Type
197502337	06/01/75	\$5,700	R
198101502	03/01/81	\$13,500	W
198906650	09/14/89	\$13,500	R
10EX01552	04/01/10	\$0	
10EX01552	04/01/10	\$0	

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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

<b>Account Number</b>	<b>** For Informational Purposes Only **</b>
<b>022401-4-021-1004</b>	Process Number 1108794
Taxpayer Name: DOTSON JERRY C TRUSTEE	

GENERAL TAX DISTRIBUTION			
	2010	2011	
STATE GENERAL	\$97.53	STATE GENERAL	<b>\$101.35</b>
REGIONAL LIBRARY	\$14.65	REGIONAL LIBRARY	<b>\$14.80</b>
LOCAL SCHOOL	\$164.51	LOCAL SCHOOL	<b>\$132.74</b>
COUNTY	\$45.22	COUNTY	<b>\$45.52</b>
COUNTY ROAD	\$60.74	COUNTY ROAD	<b>\$61.00</b>
PORT	\$35.40	PORT	<b>\$33.74</b>
FIRE	\$87.80	FIRE	<b>\$85.25</b>
PUD	\$3.13	PUD	<b>\$3.14</b>
2010 Total:	\$508.98	<b>2011 Total:</b>	<b>\$477.54</b>

**Tax Property Description**  
 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.

**VALUE INFORMATION FOR TAX**

	2010	2011
Land:	\$45,710	<b>\$42,630</b>
Improvements:	\$0	<b>\$0</b>
<b>TOTAL VALUE:</b>	<b>\$45,710</b>	<b>\$42,630</b>

Current Taxes		
ASSESSMENT	2010	2011
Noxious Weed	\$1.02	\$2.02
Asmt Total	\$1.02	\$2.02

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)  
 \$45,710 **\$42,630**

**2011 General Property Tax + Assessments = \$479.56**

**TOTAL AMOUNT DUE: \$479.56**

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: 022401-4-021-1004 (1108794) Parcel Location: No address 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.](#)

**2**

SECOND HALF - Pay or Postmark by October 31

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2011				\$239.78
<b>Amount Due:</b>				<b>\$239.78</b>	

DOTSON JERRY C TRUSTEE  
 2548 BANYON ST  
 RICHLAND, WA 99352

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

Account Number: 022401-4-021-1004 (1108794) Parcel Location: No address 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.](#)

FIRST HALF - Pay or Postmark by April 30

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half

# 1

Current:	2011		\$479.56	\$239.78
<b>Amount Due:</b>				\$239.78

DOTSON JERRY C TRUSTEE  
2548 BANYON ST  
RICHLAND, WA 99352

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
<b>022401-4-021-1004</b>	<b>1108794</b>	
<a href="#">Property Class:</a> <b>183- Sheds and garages</b>		

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## Parcel Information

Tax Code Area:	<b>6070</b>	# of Buildings:	<b>0</b>	Acres:	<b>1.38</b>
Jurisdiction:	<b>UNINCORP.</b>	<a href="#">View Rating:</a>	<b>No view</b>		
Sec-Twp-Rng:	<b>02 24N 1W</b>	<a href="#">Zoning:</a>	<b>RR</b>	Status:	<b>A - Active</b>
<a href="#">Neighborhood:</a>	<b>7401117</b>	Last Inspected:	<b>10/13/10</b>		

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## Taxpayer Information

Name:	<b>DOTSON JERRY C TRUSTEE</b>			
Mailing Address:	<b>2548 BANYON ST</b>			
	<b>RICHLAND</b>	<b>WA</b>	<b>99352</b>	

# Sales History

Tax Account No.

Process No.

Situs Address

**022401-4-021-1004**

**1108794**

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Sale Date:	Sale Price:	Excise Number:	<a href="#">Instrument:</a>	<a href="#">Screening Code:</a>
<b>01-APR-10</b>	<b>0</b>	<b>2010EX01552</b>		<b>1</b>
<b>14-SEP-89</b>	<b>13500</b>	<b>198906650</b>	<b>R</b>	<b>V</b>
<b>01-MAR-81</b>	<b>13500</b>	<b>198101502</b>	<b>W</b>	<b>V</b>
<b>01-JUN-75</b>	<b>5700</b>	<b>197502337</b>	<b>R</b>	<b>V</b>

# Value History

Tax Account No.

Process No.

Situs Address

**022401-4-021-1004**

**1108794**

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	42,630	0	42,630	42,630	477.54	0.00	0.00	2.02	479.56
2010	45,710	0	45,710	45,710	508.98	0.00	0.00	1.02	510.00
2009	53,000	0	53,000	53,000	535.24	0.00	0.00	1.02	536.26
2008	55,250	0	55,250	55,250	541.18	0.00	0.00	1.02	542.20
2007	35,620	0	35,620	35,620	383.72	0.00	0.00	1.02	384.74
2006	28,040	0	28,040	28,040	316.42	0.00	0.00	1.02	317.44
2005	25,890	250	26,140	26,140	346.86	0.00	0.00	1.02	347.88
2004	23,540	250	23,790	23,790	339.52	0.00	0.00	0.00	339.52
2003	23,540	250	23,790	23,790	347.40	0.00	0.00	0.00	347.40
2002	21,400	250	21,650	21,650	326.11	0.00	0.00	0.00	326.11
2001	21,400	250	21,650	21,650	323.93	0.00	0.00	0.00	323.93

**Tax Statement**

close this window



# Building Data

Tax Account No.

Process No.

Situs Address

022401-4-021-1004

1108794

## Details

Bldg 1 of 0

Year Built

Quality &  
Type

Roof Material

ExtWall Type

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

## Sq Footage

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

## Attributes

Bedroom(s)		Fireplace(s) **	
Half Bath(s)		Sewer	<b>N</b>
Full Bath(s)	<b>0</b>	Water	<b>N</b>
Heat Source			

## Other

Improvements	<b>SHED ,</b>
Imp. (Cont)	,
Land Desc.	<b>Rural land (not WF) ,</b>
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

022401-4-021-1004

1108794

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.**

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.

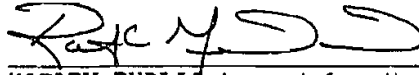
  
\_\_\_\_\_  
ROY L. SCHULTZ

  
\_\_\_\_\_  
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 17<sup>TH</sup> 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 [Signature]

[Signature]  
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

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

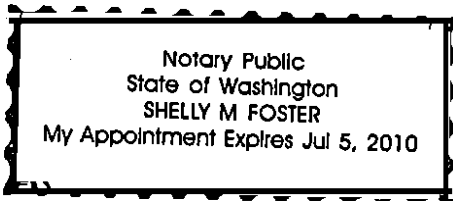


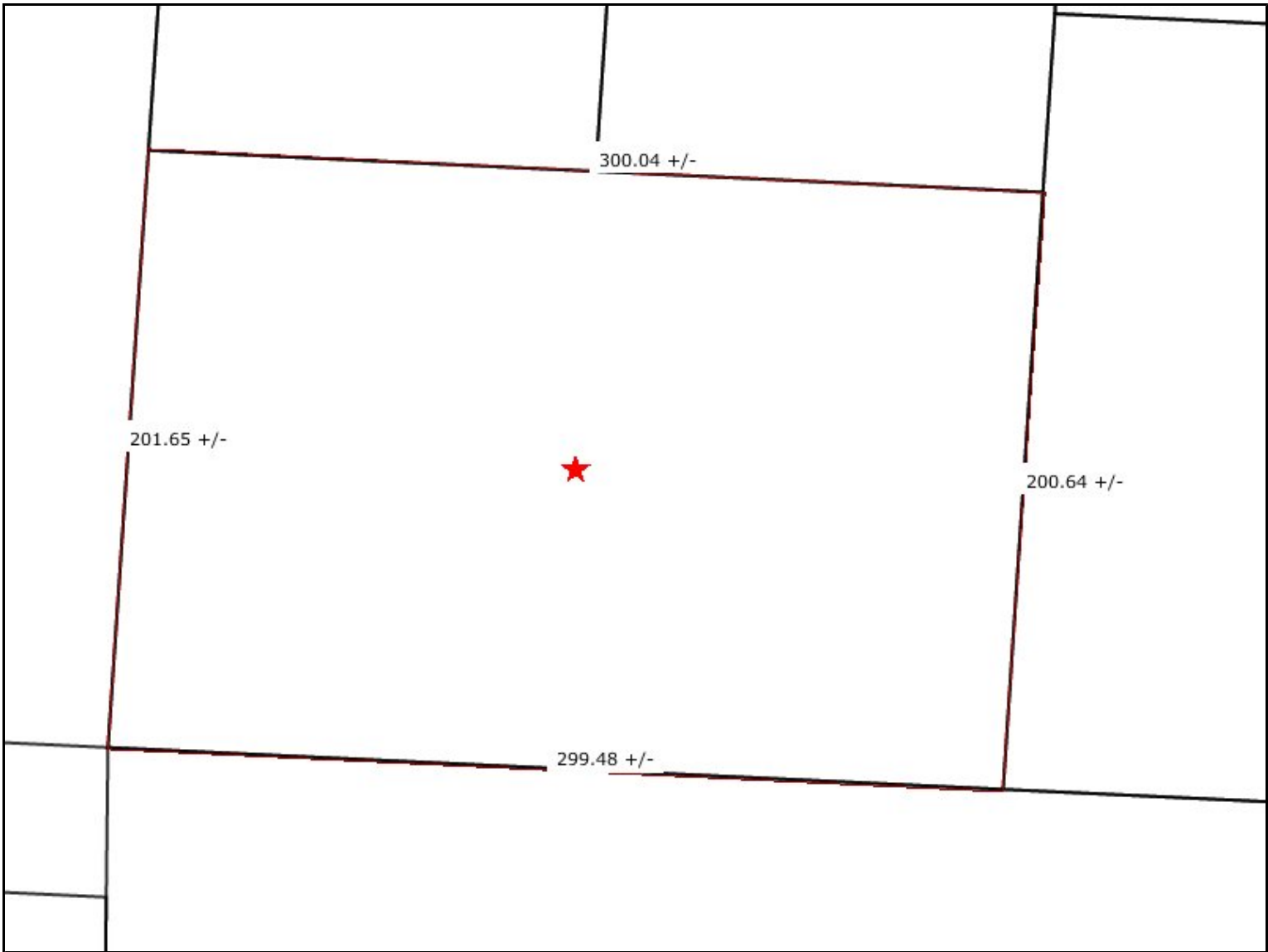
EXHIBIT A

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

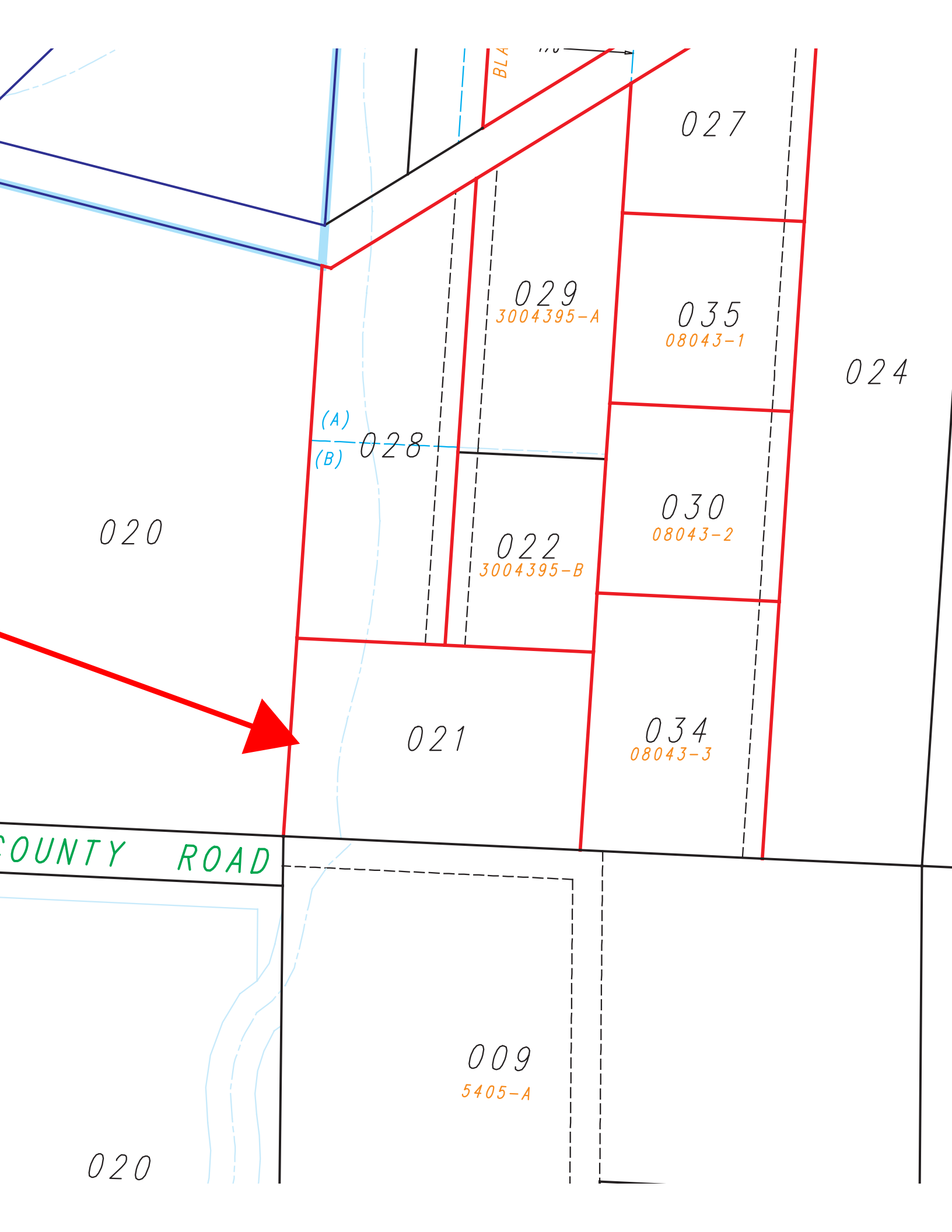
PARCEL A: THE WEST HALF, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PORTION OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 12, SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 WEST, W.M., LYING SOUTHERLY OF WILDCAT LAKE ROAD; EXCEPT THE SOUTH 400 FEET THEREOF. PARCEL B: THE WEST HALF, AS MEASURED 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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3004395-B

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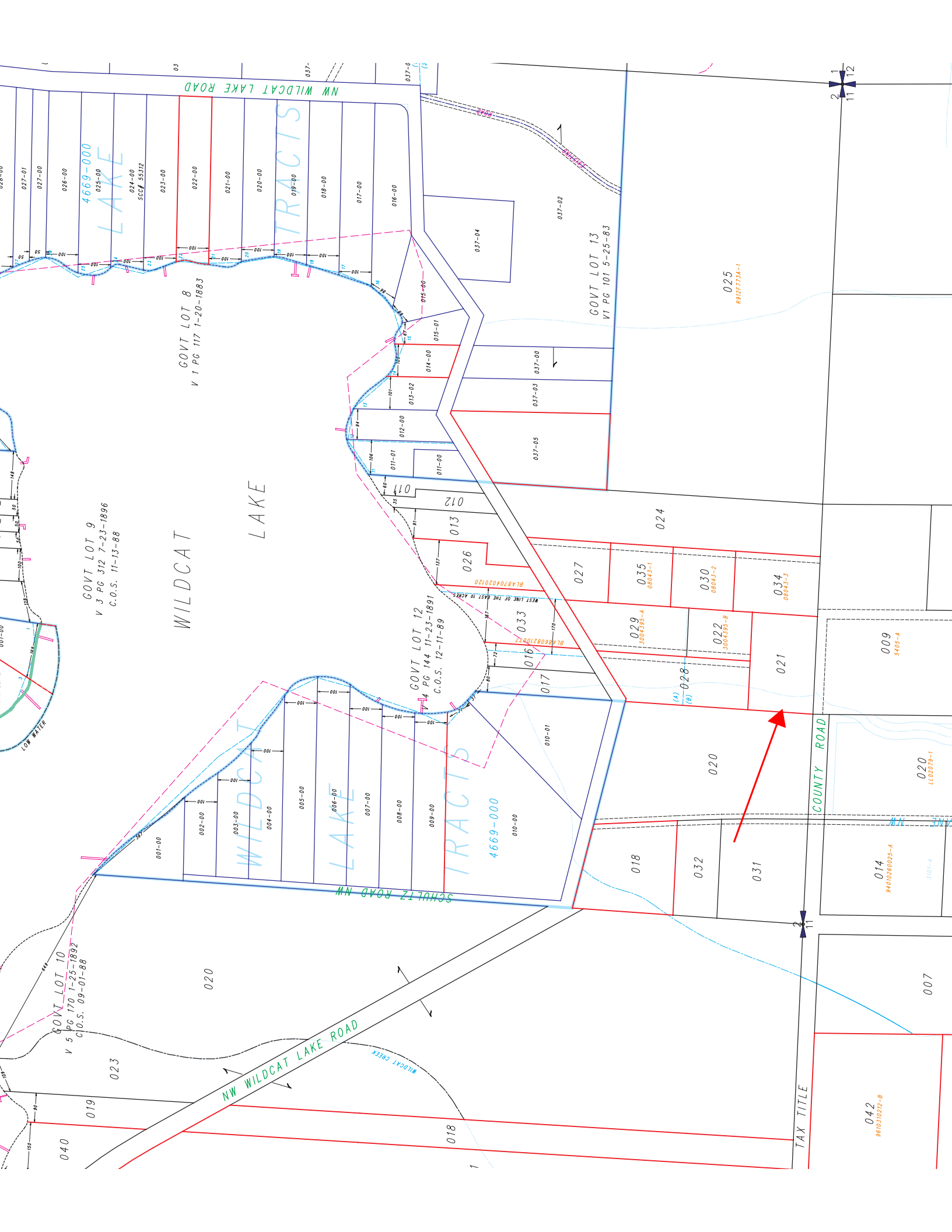
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COUNTY ROAD

009  
5405-A

020





GOVT LOT 9  
V 3 PG 312 7-23-1896  
C.O.S. 11-13-88

WILDCAT LAKE

GOVT LOT 8  
V 1 PG 117 1-20-1883

WILDCAT LAKE

GOVT LOT 12  
V 4 PG 144 11-23-1891  
C.O.S. 12-11-89

WILDCAT TRACTS

GOVT LOT 13  
V 1 PG 101 5-25-83

COUNTY ROAD

NW WILDCAT LAKE ROAD

TAX TITLE

025  
R9127734-1

029  
3004335-A

030  
08043-2

034  
08043-3

009  
5403-4

014  
9401026025-A

020  
L102079-1

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3103-A

042  
961070212-B

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