

26-25-200

540194

DEED-2nd CL Td Lds Sept. 21, 51.  
Sept. 6, 51. \$1315.

State of Washington,

\* to James L. Napier,

Fr hrby grnt, brgn, sell & cvy to sp his h&a  
the fdx td lds of 2nd class, as defined by Chapter  
255 of the Session Laws of 1927, sit in KCW:-

The tdlas of the Second Class, owned by the State  
of Washington, sit in front of, adjct to, or abuttg  
upon lt 4, sec 26, twp 25 N, R 2 WWM, with frontage  
of 21.38 lineal chains, m/l.

The above descbd lds are sold---as per form #430691--

To have & to hold the sd prems with their appurts  
unto the sd SF his h&a forever.

Witness the Seal of the State Affxd this Sept. 6, 51.

State Seal.

Arthur B. Langley, Governor,  
Attest: Ray J. Yeoman, Asst. Sec. Sta

State Record of Td Lds Deeds, vol 21, pg 523.

*App # 10910 cont 6861*  
Flid & ml to Trust Dept., The National Bank of Commerce,  
Seattle, Wn. 2

RECORDED

9-29-3

890223

STATE OF WASHINGTON

IN CONSIDERATION OF One thousand nine hundred and no/100 (\$1900.00)

Dollars,

the receipt of which is hereby acknowledged, the State of Washington does hereby grant, bargain, sell and convey unto CARL L. SCHERRER, his

heirs and assigns, the following described tide lands of the second class, as defined by Chapter 255 of the Session Laws of 1927, situate in Kitsap County, Washington, to-wit:

12 14

The tidelands of the second class, owned by the State of Washington, situate in front of, adjacent to or abutting upon the East 892.32 feet, as measured along the Government meander line of Government Lot 1, Section 27, Township 25 North, Range 2 West, W.M., with a frontage of 13.52 lineal chains, more or less.

27-25-2W

The above described lands are sold subject to all the provisions of Chapter 312 of the Session Laws of 1927, to which reference is hereby made, and which shall be as binding upon the grantee and any successor in interest of said grantee as though set out at length herein. The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oil, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, and to remain on said lands, or any part thereof for the business of mining and to occupy as much of said lands as may be necessary or convenient for the successful prosecution of such mining business hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally all rights and powers in, to and over said lands, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved. Provided, That no rights shall be exercised under this reservation by the State, its successors or assigns, until payment has been made by the State, its successors or assigns to pay to the owner of the land upon which the rights herein reserved to the State, its successors or assigns are sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said

Carl L. Scherrer, his heirs and assigns forever.

WITNESS the Seal of the State affixed this 25th

day of September 1958

Albert Baselline Governor

Attest: Kenneth N. Gilbert Secretary of State

[SEAL]

App. No. 13070

Cont. No.

State record of Tide Land Deeds, Volume 22 Page 768

Filed for record... Request of BREMERTON TITLE CO. Manager: M. Pierson, Kitsap County Auditor.

662256

3274

Date April 23, 19 57

The undersigned, MARSHALL BROOKS MINNIG and LOIS LOUISE MINNIG, husband and wife

grants to PUGET SOUND POWER & LIGHT COMPANY, the right to install, maintain, replace, remove and use an electric line, including all necessary poles or towers, wires and fixtures, and to keep this line free of interference from trees or other

growth on the following property situated in the County of Kitsap, State of Washington: 3274

The southeast quarter of the southeast quarter in section 26, township 25 north, range 2 west, W.M.; EXCEPT county road, ALSO; The northwest quarter of the northwest quarter in section 35, township 25 north, range 2 west, W.M.; EXCEPT county road, ALSO;

Government lot 4, in section 26, township 25 north, range 2 west, W.M.; EXCEPT county road, AND EXCEPT the following described tract: Beginning at the southwest corner of said section 26, thence north 0°55'04" west, 619.57 feet along the west line of said section 26; thence north 89°04'56" east, 870.75 feet to the true point of beginning; 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; thence south 16°52'34" east, 400 feet; thence south 73°07'26" west, 100.00 feet to the true point of beginning.

The center line of said electric line to be located as now staked across said property, together with the right to make extensions therefrom, along lot boundaries as closely as possible, to serve other customers.

The Company shall have access for the purposes stated and shall be responsible for damage caused by negligence of the Company. These terms shall be binding upon the successors and assigns of the respective parties.

Witness: Marshall Brooks Minnig, Lois Louise Minnig

Witness

Owner

STATE OF WASHINGTON ss COUNTY OF KITSAP

3274

On this day personally appeared before me MARSHALL BROOKS MINNIG and LOIS LOUISE MINNIG to me known to be the individual 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 23rd day of April, 19 57.

EXON. CK. ETC

Notary Public in and for the State of Washington, residing at Bremerton

STATE OF WASHINGTON ss COUNTY OF

3274

On this day of 19 before me, the undersigned, personally appeared

and

to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness by hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,

residing at

Handwritten notes on the right margin: (14) SE SE ALSO 26-25-2W (5) ALSO 26-25-2W (1) NW NW ALSO 35-25-2W

... and converge unto said ...  
and converge unto said ...  
and converge unto said ...  
their heirs, executors and assigns, to-wit: as follows:

FOR ORIGINAL COPY  
SEE # 27-25-23 (14)

515  
26-25

35  
35-25-21

(a) An easement for roadway purposes as now established over and across the southwest corner of the following described tract, said road not to exceed 15 feet in width:  
THAT PORTION of Government Lot 4, Section 26, and that portion of the Northwest quarter of the Northwest quarter of Section 35 all in Township 25 North, Range 2 East, 2nd Meridian, Pierce County, Washington, described as follows:  
BEGINNING at the southwest corner of said Section 26; thence north along the line between Sections 26 and 27, said township and range, 200.00 feet; thence north 89°11'56" east 27.04 feet to the west margin of a private road; thence southwesterly along a curve to the right whose radius is 358.10 feet a distance of 26.04 feet; thence south 17°12'00" west 234.27 feet; thence north 77°48'56" west 202.50 feet to the point of beginning.

(b) An easement for roadway purposes as now established, being 15 feet in width, meandering along the west margin of the following described tract:  
THAT PORTION of the Northwest quarter of the Northwest quarter, Section 35, Township 25 North, Range 2 West, 2nd Meridian, Pierce County, Washington, described as follows:  
BEGINNING at the northwest corner of said Section 35; thence south 77°48'56" east 202.50 feet to the centerline of a private road; thence southwesterly along said centerline of curve to the right whose radius is 358.10 feet a distance of 26.04 feet; thence south 21°02'24" west 212.23 feet; thence southwesterly along a curve to the right having a radius of 358.10 feet a distance of 52.12 feet; thence south 29°22'46" west to the west line of said Section 35; thence north along said west line to the point of beginning.

(c) An easement 15 feet in width being 7 feet on each side of the following described centerline:  
BEGINNING at the northwest corner of said Section 35; thence south 77°48'56" east 202.50 feet; thence south 77°48'56" east 40.00 feet; thence south 65°08'12" east 358.57 feet; thence southwesterly along a curve to the right having a radius of 358.10 feet a distance of 107.14 feet; thence south 22°06'07" west 140.00 feet; thence southwesterly along a curve to the right having a radius of 358.10 feet a distance of 88.33 feet; thence south 23°18'12" west 200 feet to the beginning of the centerline of road described; thence south 22°40'14" west 11.44 feet; thence northwesterly along a curve to the right having a radius of 100.00 feet a distance of 151.08 feet; thence northwesterly along a curve to the right having a radius of 100.00 feet to its point of intersection with the centerline of said established road as described in paragraph (a) above.

The grantors shall have the right to keep and maintain a gate at the intersection of the above private roadway with the centerline of said road and have the right to keep the gate locked, with the use of the roadway not filled to a key, and use of the easement shall be conditional upon users keeping the gate closed.

This easement shall be held by the heirs, executors and assigns, as owners of any portion of the following described real estate:

3 91



STATUTORY WARRANTY DEED

THE GRANTORS, MARSHALL B. MINNIG & LOIS L. MINNIG, his wife, for and in consideration of fulfillment of contract in hand paid, convey and warrant to KATHERINE E. KNABEL, a widow, the following described real estate, situated in the County of Kitsap, State of Washington:

939538

That portion of Government Lot 1, Section 27, Township 25 North, Range 2 West, W.M., in Kitsap County, Washington, described as follows:

Beginning at the Southeast corner of said Section 27; thence North 0°55'04" West 448.70 feet to the true point of beginning; thence South 88°45'30" West 198.92 feet; thence North 0°55'04" West 312.32 feet to the balanced

N.J. 51760  
KITSAP COUNTY  
TRANSACTION EXCISE TAX  
On Cont. 8-19-64  
PAID 2 1968  
AMOUNT 130.00  
COUNTY TREASURER  
M. L. Linn

Government meander line; thence North 83°07'43" East along said meander line 200 feet; thence South 0°55'04" East 331.93 feet to the true point of beginning. ALSO an equal right of access to and use of tidelands abutting and adjacent to the East 200 feet of Government Lot 1, Section 27, Government Lot 4, Section 26, and of the Northwest quarter of the Northwest quarter, Section 35, all in Township 25 North, Range 2 West, W.M., in Kitsap County, Washington, jointly with all other owners

Government Lot 4, their heirs, successors and assigns, TOGETHER WITH AND SUBJECT TO Right of way twenty and forty foot private road established for joint use of owners of said Government Lot 4, Section 26 and of the Northwest quarter of the Northwest quarter, Section 35, Township 25 North, Range 2 West, W.M., over any part of said Government Lot 4. GRANTEE shall have the right to connect to existing wells or any wells which sellers may install in the future, providing grantors pay the cost of their own connections to said wells and pay the pro-rata share of cost of all maintenance and upkeep with all other users of each of said wells. Grantors shall furnish first pressure pump for any such wells, except any wells with gravity flow, but shall not be required to maintain or replace any such pumps. Grantors shall be under no obligation to keep up or maintain any such wells, except for their pro-rata share as to any well from which they take water for personal use.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 11, 1964, 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

Present Address Will



10/1/68

taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on August 19, 1964  
Rec. No. 51760

DATED this 5 day of Sept, 1964.

Marshall B. Minnig  
Lois L. Minnig

STATE OF WASHINGTON )  
COUNTY OF KITSAP )

On this day personally appeared before me MARSHALL B. MINNIG and LOIS L. MINNIG, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same as their free and lawful act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5 day of Sept, 1964.

Jane A. Allen  
Notary Public in and for the State of Washington, residing at Bremerton.

Filed for Record Oct 2 1968  
Request of PIONEER NAT'L TITLE INS. CO.  
MARGARET McPHERSON Kitsap Co. Auditor

10/2/68

STATUTORY WARRANTY DEED

GRANTORS, MARSHALL B. MINNIG AND LOIS LOUISE MINNIG, husband and wife, for and in consideration of \$10.00 and other valuable considerations in hand paid, conveys and warrants to FRANKIE H. MONROE and ALTA V. MONROE, husband and wife, the following described real estate, situated in the County of Kitsap, State of Washington:

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 north 0°41'21" east along the west line thereof, 448.70 feet; thence north 89°04'52" east 113.38 feet; to the true point of beginning; thence south 89°04'56" west 113.33 feet; thence north 0°41'21" east 326.80 feet; thence north 81°01'04" east 123.46 feet, more or less, to a point north 1°54'08" east 338 feet, more or less, from the true point of beginning; thence south 1°54'08" west 338, more or less, to the true point of beginning.

ALSO equal right of access to and use of tidelands abutting and adjacent to said government lot 4, jointly with all other owners of said government lot 4, their heirs, successors and assigns. TOGETHER with and SUBJECT to rights of way over all 20 and 40 foot private roadways now established for joint use of owners of said government lot 4 over any part of said government lot 4; and any part of the northwest quarter of the northwest quarter section 35, township 25 north, range 2 west, W.M., as heretofore conveyed or granted by the grantors herein. AND ALSO right of way over any 15 foot roadways established for access over and across the easterly 200 feet of government lot 1, section 27, township 25 north, range 2 west, W.M., the last easement being as set forth under instrument recorded under auditor's file No. 680167 and subject to the covenants therein contained.

GRANTEES shall have the right to connect to existing wells or any wells which grantors may install in the future on the said Government Lot 4, providing grantees pay the cost of their own connections to said wells and pay the pro-rata share of cost of all maintenance and upkeep with all other users of each of said wells. Grantors shall furnish first pressure pump for any such wells, except any wells with gravity flow, but shall not be required to maintain or replace any such pumps. Grantors shall be under no obligation to keep up or maintain any such wells except for their pro-rata share as to any well from which they take water for personal use. Grantees shall further have the right to install, place and maintain a pipeline from the said well or wells to the real estate herein conveyed over and across the margin of any of the said easement roadways. SUBJECT to easements, reservations and exceptions of record.

SELLER agrees to install a water pipe-line to the premises from the water system now in use in the area on or before March 1, 1961.

NO. 3572  
KITSAP COUNTY  
TRANSACTION EXCISE TAX  
on 2/29 7-29 DATE THIS 31st day of September, 1961.  
PAID MAR 20 1961

AMOUNT 40.00  
COUNTY TREASURER  
BY *M. Larson*  
STATE OF WASHINGTON )

COUNTY OF KITSAP )

*August*  
*Marshall B. Minnig*  
*Lois Louise Minnig*

On this day personally before me appeared MARSHALL B. MINNIG and LOIS LOUISE MINNIG, to me known to be the individuals described in and who executed the withing 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 31st day of September, 1961.

*John O. Clifton*  
Notary Public, State of Washington, Residing at Bremerton

Filed for Record March 20 1969 at 9:45 AM  
Request of Frankie Monroe  
D. THEODORE WRIGHT, Kitsap County Auditor & C.

949250  
MAR 10 1969  
MAR 10 1969  
Jim



26-25-2W-28

3/20/69