

FILED FOR RECORD AT REQUEST OF

Boyd A. Williams and Valerie M. Williams
13219 NE 24th Circle
Vancouver, WA 98684

WHEN RECORDED RETURN TO

Darin D. Honn
Sussman Shank LLP
1000 S.W. Broadway, Suite 1400
Portland, Oregon 97205-3066

SUSSMAN SHANK 201112120102

Deed Rec Fee: \$ 68.00

12/12/2011 09:08 AM

Walter Washington, Kitsap Co Auditor

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STATUTORY WARRANTY DEED

The Grantors, **Boyd A. Williams** and **Valerie M. Williams**, husband and wife, convey and warrant to **Boyd A. Williams** and **Valerie M. Williams**, Trustees of the **Williams Family Revocable Trust** dated May 21, 2009, Grantee, the real property located at 6755 Birdseye View Loop NW, Seabeck WA, situated in the County of Kitsap, State of Washington, and more fully described on Exhibit A, attached hereto.

Tax Parcel Number: 262502-3-044-1009

Short Legal Description: Government Lot 1, Section 27, Township 25 N, Range 2 W
Government Lot 4, Section 26, Township 25 N, Range 2 W

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The Property is free of encumbrances except as specifically set forth on the attached Exhibit B, and any other encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

KITSAP COUNTY TREASURER EXCISE

12/08/2011

2011EX06524

PAGE 1 - WARRANTY DEED

Total: \$10.00

Clerk's Initial

WJS

DATED this 21st day of May, 2009.

Boyd A. Williams
Boyd A. Williams

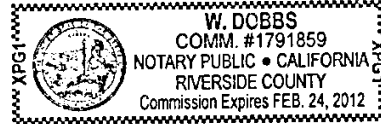
Valerie M. Williams
Valerie M. Williams

State of California)
County of Riverside)

On May 21, 2009 before me, W. Dobbs, a Notary Public for the State of California, personally appeared Boyd A. Williams, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



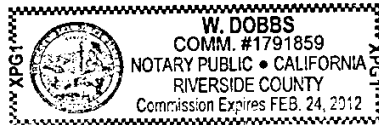
Signature W. Dobbs (Seal)

State of California)
County of Riverside)

On May 21, 2009 before me, W. Dobbs, a Notary Public for the State of California, personally appeared Valerie M. Williams, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature W. Dobbs (Seal)

F:\CLIENTS\20319\001\WARRANTY DEED - 6755 BIRDSEYE VIEW LOOP SEABECK.DOC

Exhibit "A"
LEGAL DESCRIPTION

PARCEL I:

THE EAST HALF OF THE FOLLOWING:

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 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.

PARCEL II:

AN EASEMENT FOR ACCESS TO SECOND CLASS TIDELANDS ADJOINING GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., IN KITSAP COUNTY, WASHINGTON, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 939537;

AND AN EASEMENT FOR ACCESS OVER EXISTING 15 FOOT, 20 FOOT AND 40 FOOT RIGHT-OF-WAYS AS DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 939537 AND BEING A PORTION OF GOVERNMENT LOT 4, SECTION 26, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 35, AND GOVERNMENT LOT 1, SECTION 27, ALL IN TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL III:

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 113.38 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 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL IV:

AN EASEMENT FOR ACCESS TO SECOND CLASS TIDELANDS ADJOINING GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., IN KITSAP COUNTY, WASHINGTON, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO: 949250;

AND AN EASEMENT FOR ACCESS OVER EXISTING 15 FOOT, 20 FOOT AND 40 FOOT RIGHT-OF-WAYS AS DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 949250 AND BEING A PORTION OF GOVERNMENT LOT 4, SECTION 26, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 35, AND GOVERNMENT LOT 1, SECTION 27, ALL IN TOWNSHIP 25 NORTH, RANGE 2 WEST, W.M., IN KITSAP COUNTY, WASHINGTON;

ALL PARCELS SITUATE IN KITSAP COUNTY, WASHINGTON.

EXHIBIT "B"

QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS.

RIGHT IN THE GENERAL PUBLIC TO THE UNRESTRICTED USE OF ALL THE WATERS OF A NAVIGABLE BODY OF WATER NOT ONLY FOR THE PRIMARY PURPOSE OF NAVIGATION, BUT ALSO FOR COROLLARY PURPOSES, INCLUDING (BUT NOT LIMITED TO) FISHING, BOATING, BATHING, SWIMMING, WATER SKIING AND OTHER RELATED RECREATIONAL PURPOSES, AS THOSE WATERS MAY AFFECT THE TIDELANDS, SHORELANDS, OR ADJOINING UPLANDS AND WHETHER THE LEVEL OF THE WATER HAS BEEN RAISED NATURALLY OR ARTIFICIALLY TO A MAINTAINED OR FLUCTUATING LEVEL, ALL AS FURTHER DEFINED BY THE DECISIONAL LAW OF THIS STATE (AFFECTS ALL OF THE PREMISES SUBJECT TO SUCH SUBMERGENCE).

RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER NO. 540194 AND 690223, RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

RIGHT OF THE STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFORE, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENT FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER PROPERTY, AS RESERVED IN DEED REFERRED TO ABOVE.

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: JUNE 11, 1957

RECORDING NO.: 662256

IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY

FOR: ELECTRIC LINE

AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED (AFFECTS PARCEL III)

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN EXCEPTIONS CONTAINED IN INSTRUMENT:

FROM: FRANKIE H. MONROE AND ALTA V. MONROE, HIS WIFE

RECORDED: MARCH 3, 1964

RECORDING NO.: 814996

AS FOLLOWS:

PURCHASERS SHALL HAVE THE RIGHT TO CONNECT TO EXISTING WELLS OR ANY WELLS WHICH SELLERS MAY INSTALL IN THE FUTURE ON THE SAID GOVERNMENT LOT 4, PROVIDING PURCHASERS 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. SELLERS 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. SELLERS 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. PURCHASERS SHALL FURTHER HAVE THE RIGHT TO INSTALL, PLACE AND MAINTAIN A PIPE LINE FROM THE SAID WELL OR WELLS TO THE REAL ESTATE HEREIN CONVEYED OVER AND ACROSS THE MARGIN OF ANY OF THE SAID EASEMENT ROADWAYS. (AFFECTS PARCEL I)

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: MARCH 3, 1964

RECORDING NO.: 814996

FOR: INGRESS AND EGRESS

AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED (AFFECTS PARCEL I)

EASEMENT TO PUGET SOUND POWER & LIGHT COMPANY FOR POWER LINES AS DISCLOSED BY AUDITOR'S FILE NO. 814996. (AFFECTS PARCEL I)

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: OCTOBER 2, 1968

RECORDING NO.: 939537

FOR: INGRESS AND EGRESS

AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED (AFFECTS PARCEL I)

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN EXCEPTIONS CONTAINED IN INSTRUMENT:

FROM: MARSHALL B. MINNIG AND LOIS LOUISE MINNIG

RECORDED: MARCH 20, 1969

RECORDING NO.: 949250

AS FOLLOWS:

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 UP KEEP 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. GRANTEEES 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. (AFFECTS PARCEL III)

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: MARCH 20, 1969

RECORDING NO.: 949250

FOR: INGRESS AND EGRESS

AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:

DATED MAY 17, 1980

RECORDED: APRIL 10, 1981

RECORDING NO(S): 8104100098

A COPY OF WHICH IS HERETO ATTACHED.