

STATUTORY WARRANTY DEED

C-4857 2

THE GRANTORS, P & E ENTERPRISES INC., a Washington Corporation, for and in consideration of MUTUAL BENEFITS ARISING AND TO ACCRUE in favor of GRANTEES, their heirs, successors and/or assigns, conveys and warrants an undivided 1/95th interest in the community beach area, known as tract A, to each and every lot in the plat of SEA VIEW TERRACE, First Addition as recorded in records of Kitsap County, more legally defined as follows:

LOTS 1 to 16 Sea View Terrace, first addition, as per plat recorded in Volume 16 of Plats, pages 15 and 16, records of Kitsap County.

the following described real estate situated in the County of Kitsap, State of Washington:

1010319

Commencing at the Northwest corner of Government Lot 2, Section 9, Township 22 North, Range 2 East, W.M., thence south 89°05'47" East along the North line of said Government Lot 2, 447.60 feet to the center line of a gulch or depression as shown in an agreement made between E.T. Pry and Mary V. Pry, his wife, of Olalla, Washington, and Andrew A. Nelson and Gustava Nelson, his wife, of Seattle, Washington on the 20th day of December 1910, and filed in Book 74 of Deeds on Page 57, Records of Kitsap County, Washington, said point being the True Point of Beginning. Thence following the center line of said gulch South 27°04'47" East 31.45 feet; Thence South 37°52'04" East 152.46 feet; thence South 50°55'47" East 33.50 feet; Thence South 68°12'47" East 250.50 feet to the Shoreline of Puget Sound, being the line of ordinary high tide; Thence along said line of ordinary high tide, North 66°35'13" East 82.30 feet; Thence North 50°17'13" East 117.70 feet; Thence at right-angles North 39°42'47" West 60.00 feet; Thence at right angles South 50°17'13" West 109.10 feet; Thence South 66°35'13" West 48.73 feet; Thence North 68°12'47" West 216.41 feet; Thence North 50°55'47" West 17.51 feet; Thence North 37°52'04" West 139.93 feet; Thence North 27°04'47" West 91.11 feet; Thence North 09°18'13" East 58.16 feet; Thence North 32°53'13" East 161.82 feet; Thence South 74°11'07" West 90.78 feet; Thence South 32°53'13" West 106.09 feet; Thence South 09°18'13" West 90.40 feet; Thence South 27°04'47" East 85.05 feet to True Point of Beginning. TOGETHER with second class tidelands as conveyed by the State of Washington, situated in front, of, adjacent to, or abutting thereon. Containing 1.23 Acres.

TITLE of said undivided 1/95th interest shall be subject to the following reservation:

The community beach (Tract A) and tidelands abutting are for the use of property owners within the following described land, their heirs, successors and /or assigns:

PARCEL A: Government Lot 1, Section 9, Township 22 North, Range 2 East W.M. EXCEPT following described tract conveyed to Mary V. Pry in Deed recorded in Volume 154 of Deeds, Page 52, under Auditor's File No. 154 817; Beginning at the Southwest corner of said Government Lot; Thence East along the North line of said Government Lot 2, 447.60 feet to the center line of a gulch or depression as shown in an agreement made between E.T. Pry and Mary V. Pry, his wife, of Olalla, Washington, and Andrew A Nelson and Gustava Nelson, his wife, of Seattle, Washington, on the 20th day of December 1910, and filed in Book 74 of Deeds on page 57, records of Kitsap County, Washington; thence North 27°59' West 116.5

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feet; thence North 8°24' East 90.4 feet; thence North 31°59' East 108 feet; thence North 252.93 feet; thence West 512.65 feet to West boundary of said Lot 1; thence South along said west boundary line 534.51 feet to beginning; EXCEPT County Roads, TOGETHER WITH second class tidelands as conveyed by the State of Washington, situate in front of, adjacent to or abutting thereon.

PARCEL B: A portion of Government Lot 2, Section 9, Township 22 North, Range 2 East, W.M. described as follows: Commencing at the Northwest corner of Government Lot 2, Section 9, Township 22 North, Range 2 East, W.M. thence South 89°05'47" East along the North line of said Government lot 2, 447.60 feet to the center line of a gulch or depression as shown in agreement made between E.T. Pry and Mary V. Pry, his wife, of Olalla, Washington, and Andrew A. Nelson and Gustava Nelson, his wife, of Seattle, Washington, on the 20th day of December 1910 and filed in Book 74 of Deeds on page 57, Records of Kitsap County, Washington, said point being the True Point of Beginning. Thence following the center line of said gulch, South 27°04'47" East 31.45 feet; Thence South 37°52'04" East 152.46 feet; thence South 50°55'47" East 33.50 feet; Thence South 68°12'47" East 250.50 feet to the Shoreline of Puget Sound, being the line of ordinary high tide; thence along said line of ordinary high tide, North 66°35'13" East 82.30 feet; Thence North 50°17'13" East, to the north line of said Government Lot 2; Thence North 89°05'47" West along said north line 705.24 feet to the true point of beginning; TOGETHER with second class tidelands as conveyed by the State of Washington, situated in front of, adjacent to, or abutting thereon.

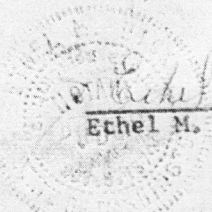
PARCEL C: Government Lot 2, Section 10, Township 22 North, Range 2 East, W.M. EXCEPT County Road; TOGETHER WITH second class tidelands as conveyed by the State of Washington, situate in front of, adjacent to or abutting thereon.

No portion of said property shall be divided or conveyed as part of any plan or scheme, which action conveys the interest in, or grants right to use, said community beach and tidelands abutting, as part of a sale, lease, or transfer of title to or interest in, other land. Any conveyance or grant, the object of which is to convey the right to use said community beach and tidelands abutting as part of sale, lease or transfer of title to, or interest in, other land, shall be ineffective to transfer any interest in, or right to use said community beach and tidelands abutting.

The owner or purchaser, his heirs, successors, and/or assigns, of each lot in the plat of Sea-View Terrace agrees to pay 1/95th of the cost of maintaining the said community beach area and further agrees that any amounts not paid shall become a lien against the real property owned or being purchased.

Dated this 27 Day of October, 1971

P & E ENTERPRISES INC.


Ethel M. Wick, Sec'y-Tres.

Paul M. Wick
Paul M. Wick, President

STATE OF WASHINGTON)
ss.

COUNTY OF PIERCE)

On this 27th day of October, 1971 personally appeared Paul M. Wick and Ethel M. Wick to me known to be the President and Secretary-Treasurer respectively of P & E Enterprises Inc., 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 they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year this certificate above written.

Marjorie M. Fenton
Notary Public in and for the State
of Washington residing at Gig Harbor.

NO. 87431
KITSAP COUNTY
TRANSACTION EXCISE TAX
PAID NOV 17 1971
AMOUNT \$1200.00
COUNTY TREASURER
BY M. Larson

Filed for Record Nov. 17 1971 at 3:25 P.M.
Request of LAND TITLE COMPANY
D. THEODORE WRIGHT, Kitsap County Auditor

REEL 20FR1992