

No Situs Address

Poulsbo, WA 98370

Taxpayer Name:
Hill Logistics LLC

Tax Parcel Number:
272701-4-076-2004

PACKAGE INCLUDES:

- PROPERTY PROFILE
- TAX STATEMENT
- COUNTY INFORMATION
- DEED
- MAPS

PREPARED BY:

ASHLYNN WITHEM
CUSTOMER SERVICE
ASHLYNNW@PNWTKITSAP.COM



Pacific Northwest Title | www.pnwtkitsap.com

Silverdale - Main Office
P: 360-692-4141 | F: 360-692-5569

Bainbridge Island Branch
P: 206-842-2082 | F: 206-842-2125

Parcel Information	
Parcel #:	272701-4-076-2004
Tax Id:	2388593
Site Address:	98370
Owner:	Hill Logistics LLC
Owner2:	
Owner Address:	26394 Pioneer Way NW Poulsbo WA 98370 - 9424
Twn/Range/Section:	T: 27N R: 01E S: 27 Q: SE
Parcel Size:	4.37 Acres (190,357 SqFt)
Plat:	
Book/Page:	Book: Page:
Neighborhood:	8400204
Census Tract/Block:	090201 / 4000
Map Grid:	164
Waterfront:	
Land Use:	910 - UNDEVELOPED LAND
Building Use:	
Building Type:	
Total Land Value:	\$912,280.00
Total Impr Value:	\$0.00
Total Value:	\$912,280.00



Tax Information	
Tax Year:	2024
Levy Code:	4370
Levy Rate:	8.3890
Annual Tax:	\$7,653.08
Total Taxes & Fees:	\$7,655.34

Legal

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200109200349, A REVISION OF AUDITOR'S FILE NO. 200109040116, DESCRIBED AS FOLLOWS: THAT PORTION OF PARCELS A AND B AS SHOWN ON THE SURVEY RECORDED IN VOLUME 10, PAGE 127 OF SURVEYS, RECORDS OF KITSAP COUNTY, WASHINGTON, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27, NORTH 88°35'58 WEST 1316.20 FEET; THENCE SOUTH 01°25'33 WEST 490.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°25'33 WEST 333.27 FEET; THENCE SOUTH 88°41'44 EAST 565.42 FEET; THENCE NORTH 00°00'00 EAST 346.04 FEET; THENCE NORTH 90°00'00 WEST 556.98 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE WEST 15.00 FEET THEREOF AS CONVEYED TO KITSAP COUNTY FOR THE RIGHT OF WAY OF TWELVE TREES LANE N.W. UNDER AUDITOR'S FILE NO. 200109040112. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Land			
Property Class:	910	Zone:	TTEC - Twelve Trees Employment Center
Dwelling Count:	0	Other Impr:	0
Electric:		Gas:	
Cable:		Well:	
Water:		Sewer:	
Septic:		Recreation:	
Watershed:	1711001801 - Tahuya River-Frontal Hood Canal	School Dist:	400 - North Kitsap
Primary School:	Vinland Elementary	Middle School:	Poulsbo Middle School
High School:	North Kitsap High School		

Improvement

Building Type:		Year Built: 0	Bsmt Fin SqFt: 0	Bsmt Unfin SqFt: 0
Use Desc:		Stories:	Above Ground 0 SqFt:	Garage SqFt: 0
Roof Material:		Heating:	1st Floor SqFt: 0	Carport SqFt: 0
Bedrooms: 0		Full/Half Baths: 0 / 0	2nd Floor SqFt: 0	Deck SqFt: 0
			Total SqFt: 0	

Assessed Value History

Year	Total	Land	Impr	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2024	\$912,280.00	\$912,280.00	\$0.00		7653.08	0	0	2.26	7655.34
2023	\$912,280.00	\$912,280.00	\$0.00		7784.7	0	0	2.26	7786.96
2022	\$912,280.00	\$912,280.00	\$0.00		8191.82	0	0	2.26	8194.08

Transfer Information

Rec. Date: 12/14/2018	Sale Price: \$950,000.00	Doc Num: 201812140211	Doc Type: Deed
Owner: Hill Logistics LLC		Grantor: NILSEN BRUCE L & LYNDAA	
Orig. Loan Amt:		Title Co: PACIFIC NW TITLE SILVERDALE	
Finance Type:	Loan Type:	Lender:	

Sales

Excise #	Date	Price	Deed Type
2005EX08228	08/26/2005	695000	W
2004EX03678	04/19/2004	0	X
2018EX09679	12/12/2018	950000	W

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 - Free]

2024 WEB TAX STATEMENT



Peter J Boissonneau

MAKE REMITTANCES PAYABLE TO:

Kitsap County Treasurer
 PO Box 169
 Port Orchard, WA 98366

Printed:07/18/2024

HILL LOGISTICS LLC
 C/O MIKE HILL
 26394 PIONEER WAY NW
 POULSBO, WA 98370

Account Number	** For Informational Purposes Only **	
272701-4-076-2004	Process Number	2388593
Taxpayer Name: HILL LOGISTICS LLC		

GENERAL TAX DISTRIBUTION			
2023		2024	
STATE GENERAL	\$2,264.65	STATE GENERAL	\$2,125.85
REGIONAL	\$251.93	REGIONAL	\$248.36
LIBRARY		LIBRARY	
LOCAL SCHOOL	\$2,113.70	LOCAL SCHOOL	\$2,133.77
COUNTY	\$594.42	COUNTY	\$586.00
COUNTY ROAD	\$809.37	COUNTY ROAD	\$804.20
FIRE	\$1,709.83	FIRE	\$1,714.68
PUD	\$40.80	PUD	\$40.22
2023 Total:	\$7,784.70	2024 Total:	\$7,653.08

Tax Property Description

27271E
 RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200109200349, A REVISION OF AUDITOR'S FILE NO. 200109040116, DESCRIBED AS FOLLOWS: THAT PORTION OF PARCELS A AND B AS SHOWN ON THE SURVEY RECORDED IN VOLUME 10, PAGE 127 OF SURVEYS, RECORDS OF KITSAP COUNTY, WASHINGTON, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27, NORTH 88°35'58 WEST 1316.20 FEET; THENCE SOUTH 01°25'33 WEST 490.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°25'33 WEST 333.27 FEET; THENCE SOUTH 88°41'44 EAST 565.42 FEET; THENCE NORTH 00°00

VALUE INFORMATION FOR TAX

	2023	2024
Land:	\$912,280	\$912,280
Buildings, etc.:	\$0	\$0
TOTAL VALUE:	\$912,280	\$912,280
TOTAL TAXABLE VALUE:(Land + Buildings, etc. minus Qualifying Exemptions)		
	\$912,280	\$912,280

Current Taxes		
ASSESSMENT	2023	2024
Noxious Weed	\$2.26	\$2.26
Asmt Total	\$2.26	\$2.26

2024 General Property Tax + Assessments = \$7,655.34

Levy Code 4370	General Levy Rate per \$1000
	8.3890
[Click here for Levy Information]	
Voted Rate -- 27.9 % Voter Approved	

TOTAL AMOUNT DUE: \$3,827.67
 First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).

Parcel Location: No address on file

Account Number: 272701-4-076-2004 (2388593) Parcel Location: No address on file

SECOND HALF - Pay or Postmark by October 31

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

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2024				\$3,827.67
Amount Due:					\$3,827.67

HILL LOGISTICS LLC
C/O MIKE HILL
26394 PIONEER WAY NW
POULSBO, WA 98370

Make Remittance Payable To
Kitsap County Treasurer - PO Box 169 Port Orchard,
WA 98366

General

Parcel #: 272701-4-076-2004

****NO SITUS ADDRESS ****

Taxpayer Name	HILL LOGISTICS LLC
Mailing Address	26394 PIONEER WAY NW POULSBO, WA 98370
Parcel No.	272701-4-076-2004
Account ID	2388593
Site Address	**NO SITUS ADDRESS **
Status	Active
Property Class	910 - Undeveloped land

Tax Description

Parcel #: 272701-4-076-2004

****NO SITUS ADDRESS ****

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200109200349, A REVISION OF AUDITOR'S FILE NO. 200109040116, DESCRIBED AS FOLLOWS: THAT PORTION OF PARCELS A AND B AS SHOWN ON THE SURVEY RECORDED IN VOLUME 10, PAGE 127 OF SURVEYS, RECORDS OF KITSAP COUNTY, WASHINGTON, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27, NORTH 88°35'58 WEST 1316.20 FEET; THENCE SOUTH 01°25'33 WEST 490.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°25'33 WEST 333.27 FEET; THENCE SOUTH 88°41'44 EAST 565.42 FEET; THENCE NORTH 00°00'00 EAST 346.04 FEET; THENCE NORTH 90°00'00 WEST 556.98 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE WEST 15.00 FEET THEREOF AS CONVEYED TO KITSAP COUNTY FOR THE RIGHT OF WAY OF TWELVE TREES LANE N.W. UNDER AUDITOR'S FILE NO. 200109040112. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Land & Location

Parcel #: 272701-4-076-2004

**NO SITUS ADDRESS **

Last Inspected	9/13/2023 - 310 days ago
View Rating	N/A - No View
Waterfront	No
Property Use	910 - Undeveloped land
Neighborhood	8400204 - Greater Poulsbo
Sec-Twn-Rng-Qtr	SEC 27, TWP 27, RNG 1E (SE/4)
Acres	4.37 (approx. 190,357 sq. ft.)
Latitude, Longitude	47.80032042, -122.65346499
Zoning	Twelve Trees Employment Center
Jurisdiction	Unincorporated Rural
Design District	N/A

Buildings & Improvements

Parcel #: 272701-4-076-2004

****NO SITUS ADDRESS ****

No records found for this account.

Value & Tax History

Parcel #: 272701-4-076-2004

**NO SITUS ADDRESS **

Tax Year	Land	Bldgs, etc.	Market Value	Taxable Value	Exemption	Tax	Tax Without Exemption	FFP	SSWM	Nox Weed	Other	Total Billed
2025	\$957,780	\$0	\$957,780	\$957,780	None	TBD	TBD	TBD	TBD	TBD	TBD	TBD
2024	\$912,280	\$0	\$912,280	\$912,280	None	\$7,653.08	\$7,653.10	\$0.00	\$0.00	\$2.26	\$0.00	\$7,655.34
2023	\$912,280	\$0	\$912,280	\$912,280	None	\$7,784.70	\$7,784.72	\$0.00	\$0.00	\$2.26	\$0.00	\$7,786.96
2022	\$912,280	\$0	\$912,280	\$912,280	None	\$8,191.82	\$8,191.80	\$0.00	\$0.00	\$2.26	\$0.00	\$8,194.08
2021	\$912,280	\$0	\$912,280	\$912,280	None	\$8,870.70	\$8,870.70	\$0.00	\$0.00	\$2.26	\$0.00	\$8,872.96
2020	\$912,280	\$0	\$912,280	\$912,280	None	\$9,008.16	\$9,008.18	\$0.00	\$0.00	\$2.26	\$0.00	\$9,010.42
2019	\$912,280	\$0	\$912,280	\$912,280	None	\$9,032.68	\$9,032.68	\$0.00	\$0.00	\$2.26	\$0.00	\$9,034.94

Sales History

Parcel #: 272701-4-076-2004

**NO SITUS ADDRESS **

Sale Date	Price	Excise No.	Instrument
12/12/2018	\$950,000.00	2018 EX 09679	Statutory / Warranty Deed
Sale Date	Price	Excise No.	Instrument
8/26/2005	\$695,000.00	2005 EX 08228 2005 EX 08228	Statutory / Warranty Deed
Sale Date	Price	Excise No.	Instrument
4/19/2004	\$0.00	2004 EX 03678 2004 EX 03678	See Auditors file



RETURN ADDRESS:

Garco Development
4114 East Broadway Avenue
Spokane, WA. 98202

DOCUMENT TITLE

Boundary Line Adjustment

REFERENCE NUMBER OF RELATED DOCUMENTS

This Boundary Line Adjustment supercedes the Boundary line Adjustment filed under Kitsap County Auditors File No. 200109040116.

APPLICANT/GRANTOR(S)

Hilltop L.L.C.

GRANTEE(S)

Hilltop L.L.C.

LEGAL DESCRIPTION

NE ¼, SE ¼, Sec.27, T.27N., R1E., W.M.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

272701-4-002-2003
272701-4-021-2000

ADAM & GOLDSWORTHY, INC.
LAND SURVEYORS

MARC R. ADAM, L.S.
JAMES R. GOLDSWORTHY, L.S.
CANDYCE J. KORSMO

19062 HWY 305 N., #105
POULSBORO, WA 98370
(360) 779-4299 • (206) 842-9598
FAX (360) 779-4213

September 20, 2001
Garco Development – Job No. 01-2770

BOUNDARY LINE ADJUSTMENT

PLEASE NOTE - THIS DOCUMENT DOES NOT CONVEY TITLE

This declaration made by **Hilltop, L.L.C.**, Declarant, as owner of the real property legally described hereinafter, situate in the Northeast quarter of the Southeast quarter of Section 27, Township 27 North, Range 1 East, W.M., Kitsap County, Washington.

ORIGINAL PARCEL A (Hilltop L.L.C.)
ASSESSOR'S ACCOUNT NO. 272701-4-002-2003

Resultant Parcel A of the Boundary Line Adjustment recorded under Auditor's File No. 200109040116, records of Kitsap County, Washington, and described as follows:

A portion of Parcels A and B as shown on the survey recorded in Volume 10, Page 127 of survey records of Kitsap County, situate in the Northeast quarter of the Southeast quarter of Section 27, Township 27 North, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at the East quarter corner of said Section 27;
Thence along the East-West centerline of said Section 27, North 88°35'58" West 1316.20 feet;
Thence South 01°25'33" West 83.51 feet to a point on the South right of way of Pioneer Way NW and the True Point of beginning;
Thence continuing South 01°25'33" West 385.08 feet;
Thence South 90°00'00" East 556.44 feet;
Thence North 00°00'00" East 425.22 feet to a point on said South right of way of Pioneer Way NW;
Thence along said South right of way, North 88°35'25" West 161.35 feet;
Thence continuing along said South right of way on a 1402.39 foot radius curve to the left through a central angle of 15°54'23" an arc distance of 389.33 feet to the True Point of Beginning.

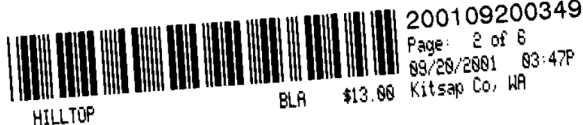
EXCEPT that portion described as follows:

Commencing at the Northwest corner of the above described parcel;
Thence along the West line thereof, South 01°25'33" West 92.50 feet;
Thence North 89°30'33" East 114.00 feet to the True Point of Beginning;
Thence North 00°29'27" West 25.00 feet;
Thence North 89°30'33" East 50.00 feet;
Thence South 00°29'27" East 50.00 feet;
Thence South 89°30'33" West 50.00 feet;
Thence North 00°29'27" West 25.00 feet to the True Point of Beginning.

AND EXCEPT the West 15.00 feet thereof as conveyed to Kitsap County for the right of way of Twelve Trees Lane NW.

Containing 222,890 square feet or 5.12 Acres.

Subject to and Together with easements, restrictions, and reservations of record.



**ORIGINAL PARCEL B (Hilltop L.L.C.)
ASSESSOR'S ACCOUNT NO. 272701-4-021-2000**

Resultant Parcel B of the Boundary Line Adjustment as recorded under Auditor's File No. 200109040116, records of Kitsap County, Washington, and described as follows:

A portion of Parcels A and B as shown on the survey recorded in Volume 10, Page 127 of survey records of Kitsap County, situate in the Northeast quarter of the Southeast quarter of Section 27, Township 27 North, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at the East quarter corner of said Section 27;
Thence along the East-West centerline of said Section 27, North 88°35'58" West 1316.20 feet;
Thence South 01°25'33" West 468.59 feet to the True Point of Beginning;
Thence continuing South 01°25'33" West 355.04 feet;
Thence South 88°41'44" East 565.42 feet;
North 00°00'00" East 367.80 feet
Thence North 90°00'00" West 556.44 feet to the True Point of Beginning.

EXCEPT the West 15.00 feet thereof as conveyed to Kitsap County for the right of way of Twelve Trees Lane NW.

Containing 197,375 square feet or 4.53 Acres

Subject to and Together with easements, restrictions, and reservations of record.

The undersigned wish to adjust the property lines between said properties without creating any additional parcels Hereafter the properties will be described as follows:



RESULTANT PARCEL A (Hilltop L.L.C.)

That portion of Parcels A and B as shown on the survey recorded in Volume 10, Page 127 of surveys, records of Kitsap County, Washington, situate in the Northeast quarter of the Southeast quarter of Section 27, Township 27 North, Range 1 East, W.M., Kitsap County, Washington, and described as follows:

Beginning at the East quarter corner of said Section 27;
Thence along the East-West centerline of said Section 27, North 88°35'58" West 1316.20 feet;
Thence South 01°25'33" West 83.51 feet to Point A on the Southerly right of way of Pioneer Way NW and the True Point of Beginning;
Thence continuing South 01°25'33" West 406.85 feet;
Thence South 90°00'00" East 556.98 feet;
Thence North 00°00'00" East 446.98 feet to a point on said Southerly right of way of Pioneer Way NW;
Thence along said Southerly right of way, North 88°35'25" West 161.35 feet;
Thence continuing along said right of way on a 1402.39 foot radius curve to the left through a central angle of 15°54'23" an arc distance of 389.33 feet to the True Point of Beginning.

EXCEPT the West 15.00 feet thereof as conveyed to Kitsap County for the right of way of Twelve Trees Lane NW under Auditor's File No. 200109040112.

EXCEPT that portion described as follows:

Beginning at the above described Point A;
Thence South 01°25'33" West 92.50 feet;
Thence North 89°30'33" East 114.00 feet to the True Point of Beginning;
Thence North 00°29'27" West 25.00 feet;
Thence North 89°30'33" East 50.00 feet;
Thence South 00°29'27" East 50.00 feet;
Thence South 89°30'33" West 50.00 feet;
Thence North 00°29'27" West 25.00 feet to the True Point of Beginning.

Containing 234,680 square feet or 5.39 Acres.

Subject to and Together with easements, restrictions, and reservations of record.



RESULTANT PARCEL B (Hilltop L.L.C.)

That portion of Parcels A and B as shown on the survey recorded in Volume 10, Page 127 of surveys, records of Kitsap County, Washington, situate in the Northeast quarter of the Southeast quarter of Section 27, Township 27 North, Range 1 East, W.M., Kitsap County, Washington, and described as follows:

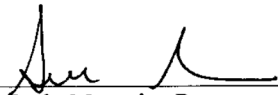
Beginning at the East quarter corner of said Section 27;
Thence along the East-West centerline of said Section 27, North 88°35'58" West 1316.20 feet;
Thence South 01°25'33" West 490.36 feet to the True Point of Beginning;
Thence continuing South 01°25'33" West 333.27 feet;
Thence South 88°41'44" East 565.42 feet;
North 00°00'00" East 346.04 feet
Thence North 90°00'00" West 556.98 feet to the True Point of Beginning.

EXCEPT the West 15.00 feet thereof as conveyed to Kitsap County for the right of way of Twelve Trees Lane NW under Auditor's File No. 200109040112.

Containing 185,585 square feet or 4.26 Acres

Subject to and Together with easements, restrictions, and reservations of record.

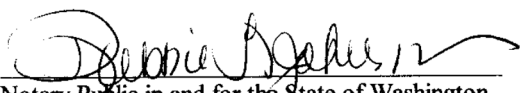
DECLARANT



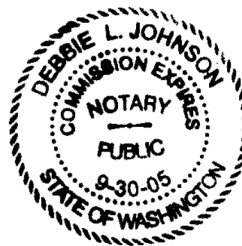
Sue Ann Peck, Managing Partner
Hilltop L.L.C.

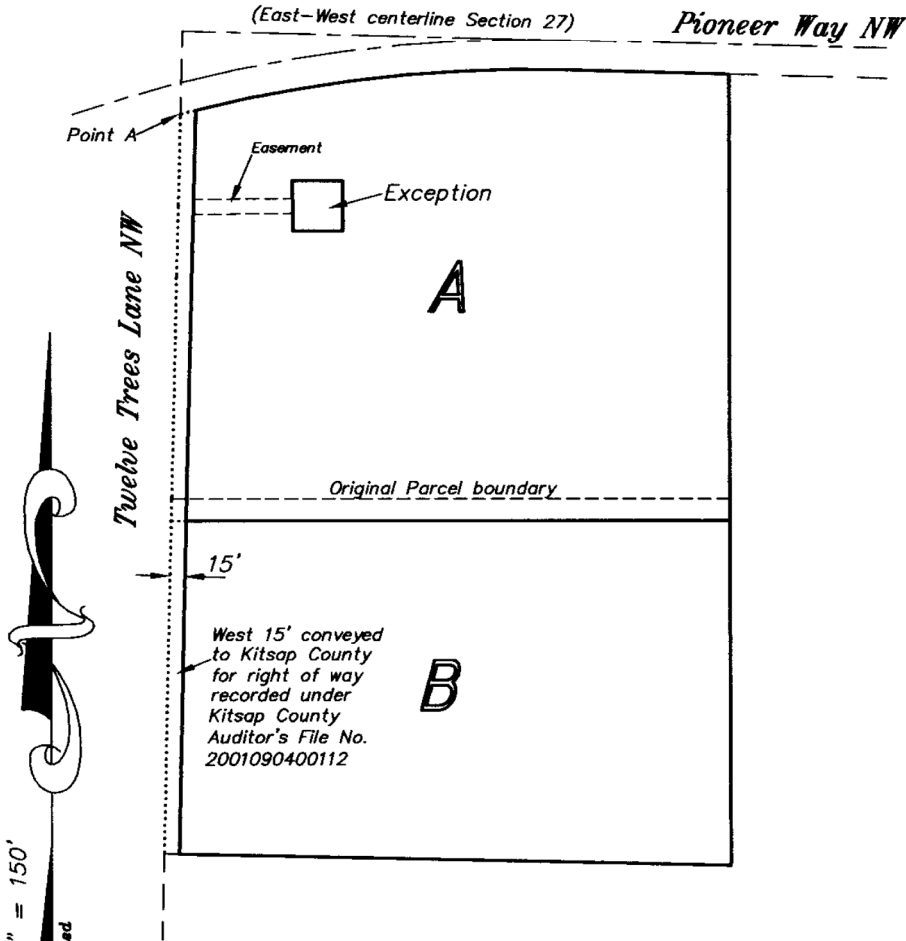
STATE OF WASHINGTON
COUNTY OF KITSAP

This is to certify that on this 20th day of September 2001, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sue Ann Peck, Managing Partner, Hilltop L.L.C. that executed the foregoing declaration and acknowledged said declaration to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said declaration.

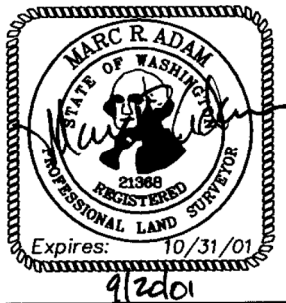


Notary Public in and for the State of Washington
residing at Princeton





Resultant Parcels
 Hilltop, L.L.C.
 Boundary Line Adjustment
 Northeast 1/4, Southeast 1/4
 Sec.27, T.27N., R.1E., W.M.
 Kitsap County, Washington



ADAM
 &
GOLDSWORTHY, INC.
 LAND SURVEYING

DATE 9/20/01 FIELD BOOK ---
 DRAWING 2770BLA3 SHEET 1/1

AFTER RECORDING MAIL TO:
Hill Logistics, L.L.C.
c/o Mike Hill
26394 Pioneer Way NW
Poulsbo, WA 98370

Filed for Record at Request of:
Pacific Northwest Title
Escrow Number: 31079102
Title Order Number 32164616

Statutory Warranty Deed

Grantors: Bruce L. Nilsen and Lynda A. Nilsen

Grantee: Hill Logistics, L.L.C.

Abbreviated Legal:

Resultant Parcel B, BLA AFN 200109200349, Ptn NE/SE, Section 27, Township 27 North,
Range 1 East

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 272701-4-076-2004

THE Grantors Bruce L. Nilsen and Lynda A. Nilsen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hill Logistics, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Kitsap, State of Washington

AS SET FORTH IN EXHIBIT "A" ATTACHED WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

SUBJECT TO:

AS SET FORTH IN EXHIBIT "A" ATTACHED WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Dated December 12, 2018

Bruce L. Nilsen
Bruce L. Nilsen

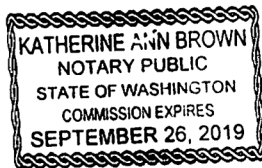
Lynda A. Nilsen
Lynda A. Nilsen

STATE OF Washington }
COUNTY OF Kitsap } SS:

I certify that I know or have satisfactory evidence that Bruce L. Nilsen and Lynda A. Nilsen

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 13, 2018



Katherine Ann Brown

Notary Public in and for the State of Washington
Residing at Bumarto
My appointment expires: 9-26-2019

Katherine Ann Brown

2018EX09679
2018-12-14
HSWANSON
\$16915.00

EXHIBIT A

Parcel I:

Resultant Parcel B of Boundary Line Adjustment recorded under Auditor's File No. 200109200349, being a portion of Parcels A and B as shown on the Survey recorded in Volume 10, Page 127 of Surveys, in Kitsap County, Washington, situate in the Northeast quarter of the Southeast quarter of Section 27, Township 27 North, Range 1 East, W.M., in Kitsap County, Washington described as follows:

Beginning at the East quarter corner of said Section 27; thence along the East-West centerline of said Section 27, North 88°35'58" West 1316.20 feet; thence South 01°25'33" West 490.36 feet to the true point of beginning; thence continuing South 01°25'33" West 333.27 feet; thence South 88°41'44" East 565.42 feet; thence North 00°00'00" East 346.04 feet; thence North 90°00'00" West 556.98 feet to the true point of beginning;

Except the West 15.00 feet thereof as conveyed to Kitsap County for the right of way of Twelve Trees Lane NW under Auditor's File No. 200109040112.

Parcel II:

An easement for ingress and egress as delineated in Grant of Easement recorded June 7, 2002, under Auditor's File No. 200206070388.

SUBJECT TO:

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on July 12, 1978, under Kitsap County Auditor's File No. 7807120037.

For: Water line and green belt
Affects: A portion of said premises

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on January 21, 2000, under Kitsap County Auditor's File No. 3233385.

For: Slope and drainage
Affects: The East 25 feet of said premises

Said instrument is a re-recording of instrument recorded January 21, 2000 under Auditor's File No. 3233278.

Covenants, conditions and restrictions contained in instrument:

Recorded: July 12, 1978
Auditor's File No.: 7807120037
Which are as follows: Seller agrees not to permit commercial sand and gravel operation on his remaining contiguous property

Agreement and the terms and conditions thereof:

By and Between: Hilltop LLC, a Washington Corporation and Hill Logistics LLC, a Washington Corporation
Recorded: January 21, 2000
Auditor's File No.: 3233384
Regarding: Setbacks and use limitations

Said instrument is a re-recording of instrument recorded January 21, 2000 under Auditor's File No. 3233277.

Declaration of Covenant Regarding Site Development Activity Permit Approval and the terms and conditions thereof:

Recorded: September 4, 2001
Auditor's File No.: 200109040113 and 200109040114

Declaration of Covenant Associated with Maintenance and Operation of Storm Drainage Facilities and the terms and conditions thereof:

Recorded: September 4, 2001
Auditor's File No.: 200109040115

Notice for maintenance and monitoring requirement pursuant to Bremerton-Kitsap County Health District Ordinance and the terms and conditions thereof:

Dated: October 9, 2001
Recorded: October 25, 2001
Auditor's File No.: 200110250024

Terms and conditions of Storm Drain Right of Way easement, recorded June 7, 2002 under Auditor's File No. 200206070389.

Agreement and the terms and conditions thereof:

By and Between: Owners
Recorded: June 7, 2002
Auditor's File No.: 200206070387
Regarding: Common area maintenance

Boundary Line Adjustment and the terms and conditions thereof:

Recorded: September 20, 2001
Auditor's File No.: 200109200349

Matters delineated, described and noted on Survey recorded November 8, 2016, in Volume 83, Page 102, under Auditor's File No. 201611080060.

Initial D. N.

Initial L. J.

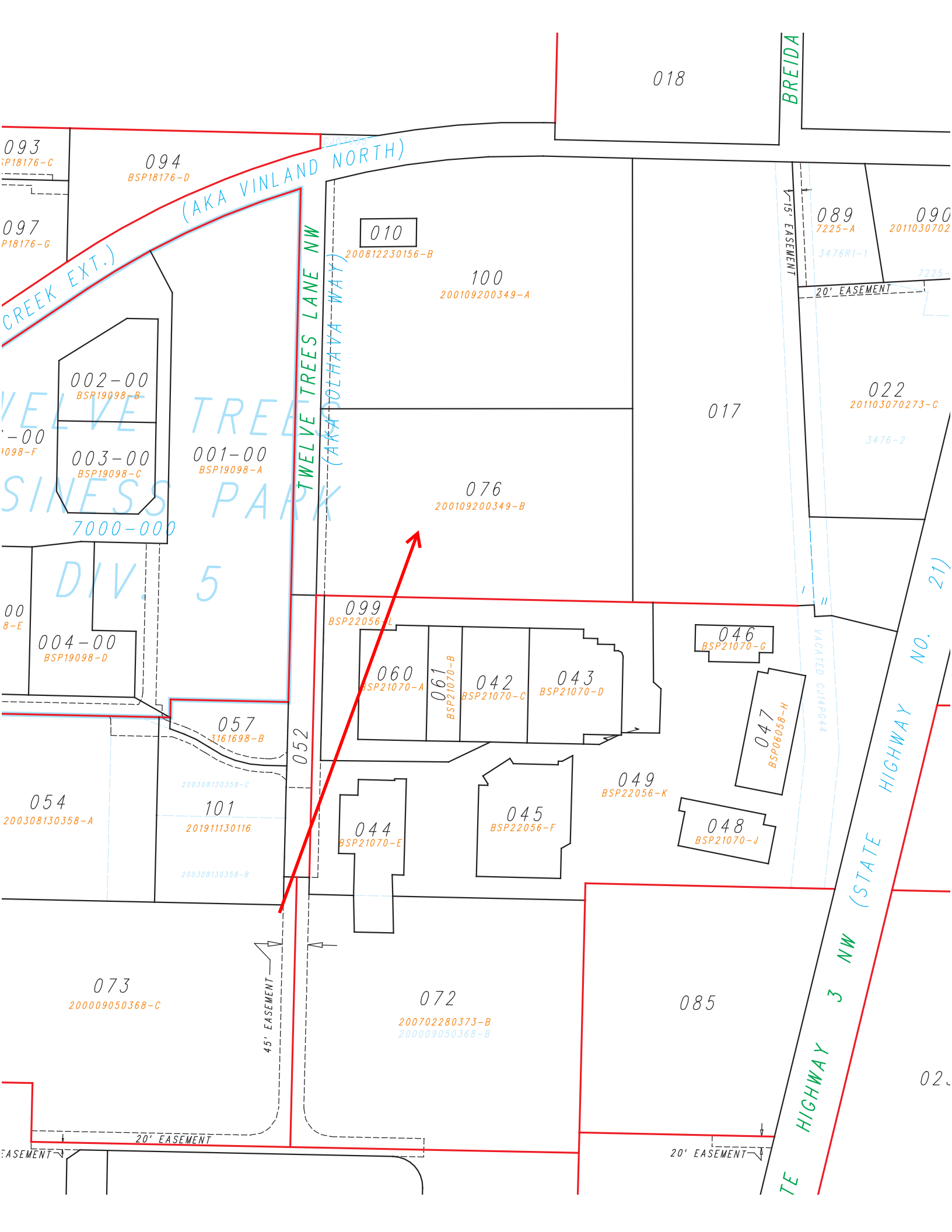
Initial _____

Photos & Sketches

Parcel #: 272701-4-076-2004

**NO SITUS ADDRESS **





018

BREIDA

093
BSP18176-C

094
BSP18176-D

097
P18176-G

(AKA VINLAND NORTH)
CREEK EXT.)

010
200812230156-B

100
200109200349-A

089
7225-A
3476R1-1

090
2011030702
7225

20' EASEMENT

002-00
BSP19098-B

003-00
BSP19098-C

001-00
BSP19098-A

017

022
201103070273-C
3476-2

076
200109200349-B

TWELVE TREES BUSINESS PARK
DIV 5

TWELVE TREES LANE NW
(AKA SOLHAVA WAY)

099
BSP22056-L

060
BSP21070-A

061
BSP21070-B

042
BSP21070-C

043
BSP21070-D

046
BSP21070-G

047
BSP06058-H

049
BSP22056-K

048
BSP21070-J

004-00
BSP19098-D

057
3161698-B

052

200308130358-C

054
200308130358-A

101
201911130116

200308130358-B

044
BSP21070-E

045
BSP22056-F

VACATED CURBWAY
HIGHWAY 3 NW (STATE HIGHWAY NO. 21)

073
200009050368-C

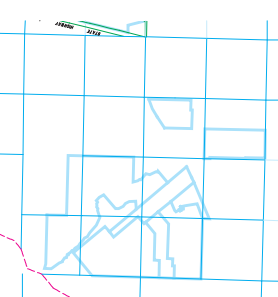
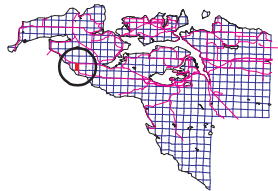
072
200702280373-B
200009050368-B

085

45' EASEMENT

20' EASEMENT

20' EASEMENT



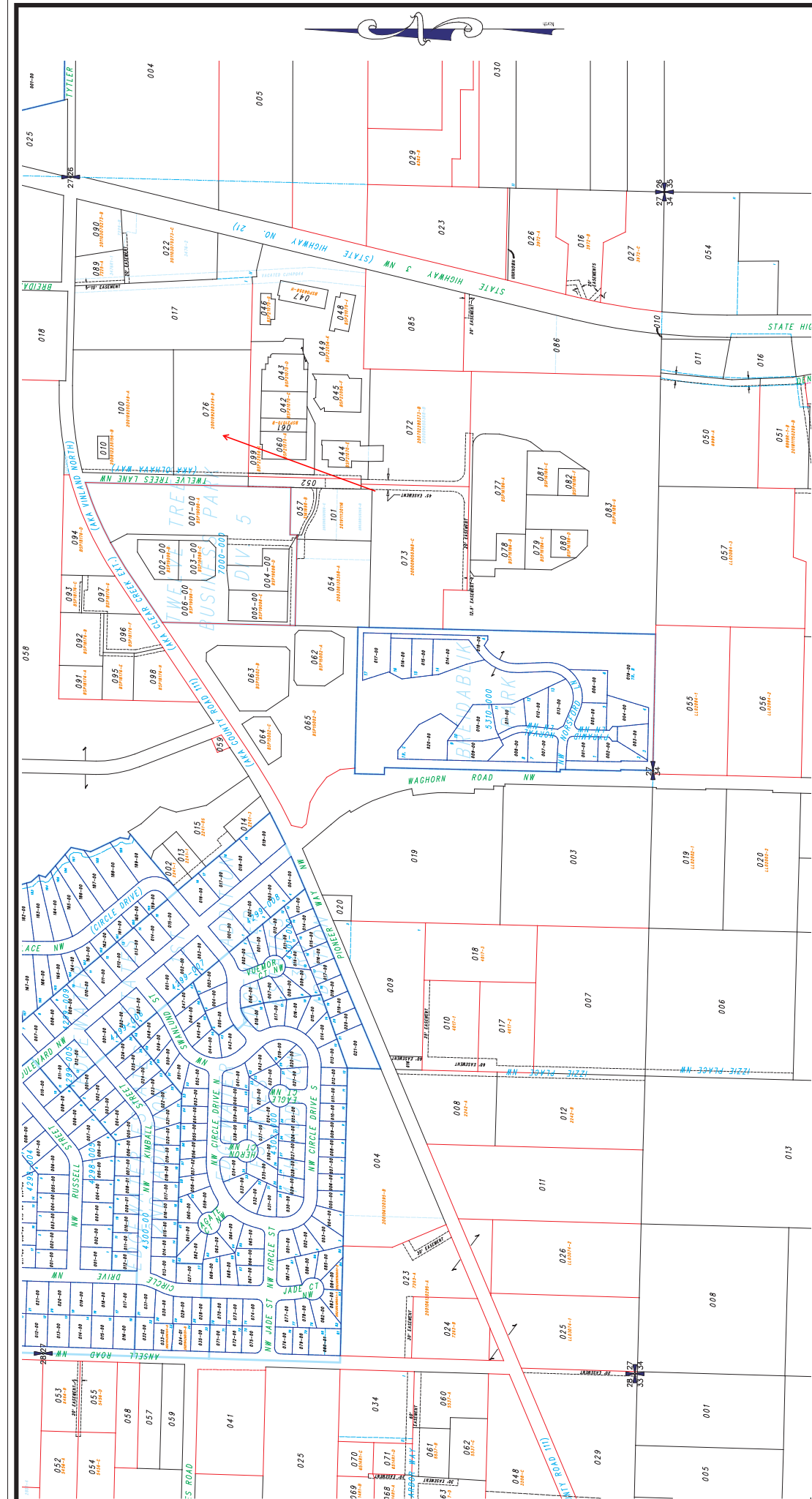
South 1/2 Section 27-27-1E

Scale: 1 = 200'
May 03, 2024

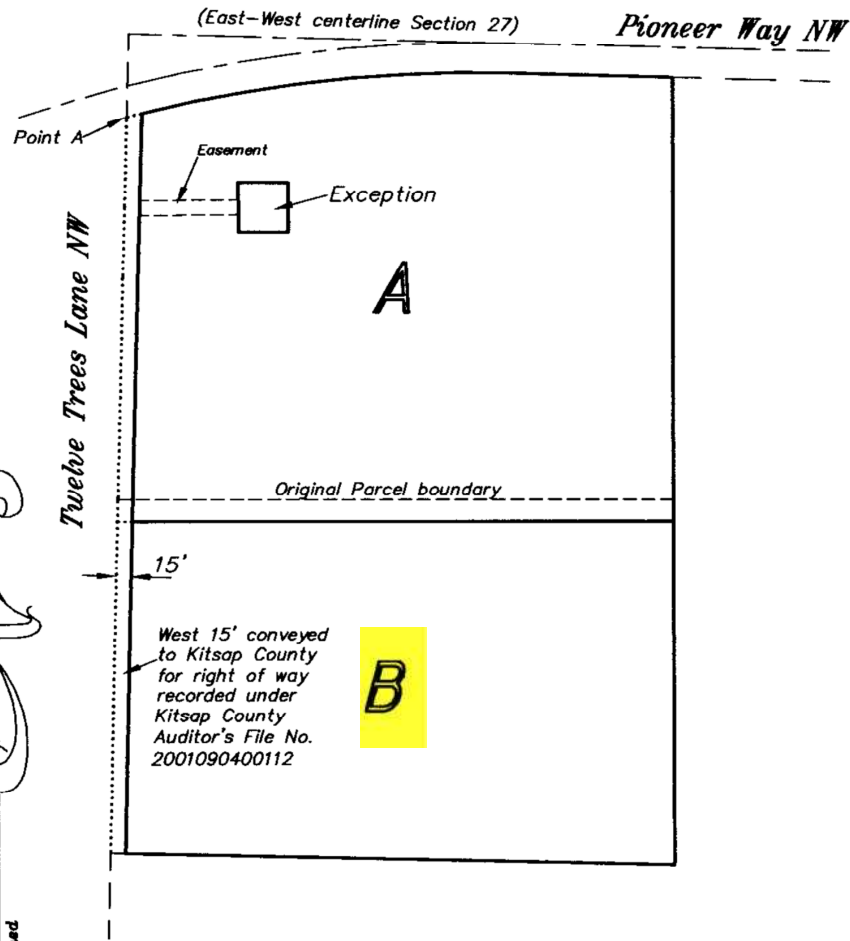
Map Number **C27S**

LEGEND	
	UNIMPROVED PARCEL BOUNDARY
	IMPROVED PARCEL BOUNDARY
	EASEMENT
	RIGHT-OF-WAY
	UTILITY LINE
	WATER FEATURE
	ROAD
	DATE
	DATE

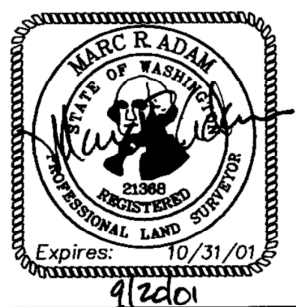
This map was compiled by the Kitsap County Assessor as a record of existing tax lots for tax assessment purposes only. It is not a survey map.



Scale: 1" = 150'
Assumed



Resultant Parcels
 Hilltop, L.L.C.
 Boundary Line Adjustment
 Northeast 1/4, Southeast 1/4
 Sec.27, T.27N., R.1E., W.M.
 Kitsap County, Washington



**ADAM
&
GOLDSWORTHY, INC.**
 LAND SURVEYING

DATE 9/20/01 FIELD BOOK ---
 DRAWING 2770BLA3 SHEET 1/1

