

AFTER RECORDING MAIL TO:

Christian F. Rosales
5403 Johnson Street NW
Bremerton, WA 98311

Filed for Record at Request of:
Pacific Northwest Title
Escrow Number: **31081058**
Title Order Number **32167495**

Statutory Warranty Deed

Grantor: Southwind Custom Homes, Inc
Grantee: Christian F. Rosales
Abbreviated Legal:

Resultant Parcel 2, BLA AFN 201810290096, Ptn Lots 19 and 20, Blk 6, Rowe's First Addn to Tracyton

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4452-006-019-0100

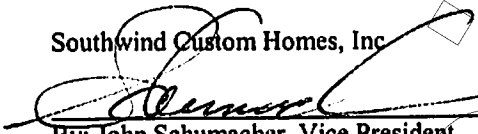
THE Grantor Southwind Custom Homes, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christian F. Rosales, a single person the following described real estate, situated in the County of Kitsap, State 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 January 15, 2019

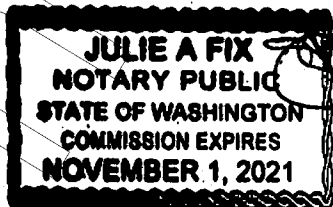
Southwind Custom Homes, Inc



By: John Schumacher, Vice President

STATE OF Washington }
COUNTY OF Kitsap } SS:

I certify that I know or have satisfactory evidence that John Schumacher is the person (s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge it as the Vice President of Southwind Custom Homes, Inc to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: January 17, 2019




Notary Public in and for the State of Washington
Residing at Silverdale
My appointment expires: 11-01-2021

2019EX00401
2019-01-22
HSWANSON
\$6963.02

EXHIBIT A

Resultant Parcel 2 of Boundary Line Adjustment recorded under Auditor's File No. 201810290096, being a portion of Lots 19 and 20, Block 6, Rowe's First Addition to Tracyton, according to Plat recorded in Volume 1 of Plats, Page 101, in Kitsap County, Washington.

SUBJECT TO:

All Covenants, Conditions, Restrictions, Reservations, Easements or other servitudes, if any, disclosed by the recorded plat of Rowe's First Addition To Tracyton.

Reservation of easement and the terms and conditions thereof, as disclosed by instrument recorded on March 24, 2015, under Kitsap County Auditor's File No. 201503240420.

Reserved by: Kitsap County
Purpose: Ingress, egress and utilities

Reservation of easement and the terms and conditions thereof, as disclosed by instrument recorded on April 4, 2016, under Kitsap County Auditor's File No. 201604040036.

Reserved by: Kitsap County
Purpose: Ingress, egress and public utilities

Private rights of ingress, egress and access in favor of abutting land owners of the vacated street/alley included in the legal description.

Agreement and the terms and conditions thereof:

By and Between: City of Bremerton and Property Owner
Dated: September 26, 2017
Recorded: October 11, 2017
Auditor's File No.: 201710110045
Regarding: Utility services

Grant of Utility Easement and the terms and conditions thereof:

Recorded: May 30, 2018
Auditor's File No.: 201805300240

Declaration of Boundary Line Adjustment and the terms and conditions thereof:

Recorded: June 29, 2018
Auditor's File No.: 201806290239

Declaration of Boundary Line Adjustment and the terms and conditions thereof:

Recorded: October 29, 2018
Auditor's File No.: 201810290096