



January 30, 2024

**Rick Cadwell
Cadwell Real Estate**

Owner Name: Flescher

Address: 26678 & 26697 Lindvog Rd NE

**Tax Account No: 262702-1-088-2006
And 262702-1-089-2005**

Thank You !

Betsy Foutch & Karah Lei - customerservicesilv@landtitleco.net

(360) 692-2233 or (800) 950-4321

Silverdale

**9657 Levin Road NW #100
Silverdale, WA 98383**

Ph: 360-692-2233 Fax: 360-692-2244

Port Orchard

**600 Kitsap Street #101
Port Orchard, WA 98366**

Ph: 360-876-0450 Fax: 360-876-0574

PLEASE SPECIFY LAND TITLE COMPANY ON YOUR NEXT TRANSACTION !!



9657 Levin Rd NW, Suite 100 - Silverdale, WA 98383
 Phone: 360.692.2233 or 800.950.4321 - Fax: 360.692.2244

Parcel Information

Parcel #: 262702-1-088-2006
 Tax Id: 2574473
 Site Address: 26678 Lindvog Rd NE
 Kingston WA 98346 - 9650
 Owner: Flescher, Rick
 Owner2: Flescher, Karen
 Owner Address: 26868 Sunnyview Ln NE
 Kingston WA 98346 - 7611
 Twn/Range/Section: T: 27N R: 02E S: 26 Q: NE
 Parcel Size: 1.08 Acres (47,045 SqFt)
 Plat:
 Book/Page: Book: Page:
 Neighborhood: 8400301
 Census Tract/Block: 090102 / 3037
 Map Grid: 162
 Waterfront:
 Land Use: 910 - UNDEVELOPED LAND
 Building Use:
 Building Type:
 Total Land Value: \$330,890.00
 Total Impr Value: \$0.00
 Total Value: \$330,890.00

Tax Information

Tax Year: 2023
 Levy Code: 4230
 Levy Rate: 8.7908
 Annual Tax: \$1,121.70
 Total Taxes & Fees: \$1,253.70

Legal

RESULTANT PARCEL 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201404300199, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: RESULTANT PARCEL 3 OF THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201307310265, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE SOUTH 10.00 FEET OF THE 28.00 FOOT WIDE PORTION.

Land

Property Class: 910	Zone: C - Commercial	Dwelling Count: 0	Other Impr: 0
Electric:	Gas:	Water:	Sewer:
Cable:	Well:	Septic:	Recreation:
Watershed: 1711001907 - Olalla Valley-Frontal Puget Sound		School Dist: 400 - North Kitsap	
Primary School: Richard Gordon Elementary		Middle School: Kingston Middle School	
High School: Kingston 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
2023	\$127,600.00	\$127,600.00	\$0.00		1121.7	0	130	2	1253.7
2022	\$106,040.00	\$106,040.00	\$0.00		980.1	0	125	2	1107.1
2021	\$89,860.00	\$89,860.00	\$0.00		911.3	0	115	2	1028.3

Transfer Information

Rec. Date: 10/09/2020	Sale Price: \$700,000.00	Doc Num: 202010090102	Doc Type: Deed
Owner: Rick Flescher		Grantor: JWJ GROUP LLC	
Orig. Loan Amt: \$450,000.00		Title Co: PACIFIC NW TITLE	
Finance Type:	Loan Type:	Lender: JWJ GROUP LLC	

Sales

Excise #	Date	Price	Deed Type
2020EX07271	10/01/2020	700000	W
2018EX09074	11/15/2018	650000	W
2016EX04789	06/27/2016	400000	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.



9657 Levin Rd NW, Suite 100 - Silverdale, WA 98383
 Phone: 360.692.2233 or 800.950.4321 - Fax: 360.692.2244

Parcel Information

Parcel #: 262702-1-089-2005
 Tax Id: 2574481
 Site Address: 26697 Lindvog Rd NE
 Kingston WA 98346 - 9650
 Owner: Flescher, Rick
 Owner2: Flescher, Karen
 Owner Address: 26868 Sunnyview Ln NE
 Kingston WA 98346 - 7611
 Twn/Range/Section: T: 27N R: 02E S: 26 Q: NE
 Parcel Size: 0.70 Acres (30,492 SqFt)
 Plat:
 Book/Page: Book: Page:
 Neighborhood: 8400301
 Census Tract/Block: 090102 / 3037
 Map Grid: 162
 Waterfront:
 Land Use: 910 - UNDEVELOPED LAND
 Building Use:
 Building Type:
 Total Land Value: \$260,640.00
 Total Impr Value: \$0.00
 Total Value: \$260,640.00

Tax Information

Tax Year: 2023
 Levy Code: 4230
 Levy Rate: 8.7908
 Annual Tax: \$1,070.00
 Total Taxes & Fees: \$1,202.00

Legal

RESULTANT PARCEL 4 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201307310265, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: LOT A OF SHORT PLAT NO. 5677 RECORDED UNDER AUDITOR'S FILE NOS. 9107250179 AND 9107250180, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON. TOGETHER WITH THE WEST 49.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M.; RUNNING THENCE N89°02'30 W ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 30.00 FEET; THENCE S1°59'W, A DISTANCE OF 360.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S1°59'W, A DISTANCE OF 100.00 FEET; THENCE N89°02'30 W, A DISTANCE OF 134.43 FEET; THENCE N1°54'45 E, A DISTANCE OF 100.00 FEET; THENCE S89°02'30 E, A DISTANCE OF 134.65 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

Land

Property Class: 910	Zone: C - Commercial	Dwelling Count: 0	Other Impr: 0
Electric:	Gas:	Water:	Sewer:
Cable:	Well:	Septic:	Recreation:
Watershed: 1711001907 - Olalla Valley-Frontal Puget Sound		School Dist: 400 - North Kitsap	
Primary School: Richard Gordon Elementary		Middle School: Kingston Middle School	
High School: Kingston 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
2023	\$121,720.00	\$121,720.00	\$0.00		1070	0	130	2	1202
2022	\$101,150.00	\$101,150.00	\$0.00		934.9	0	125	2	1061.9
2021	\$85,720.00	\$85,720.00	\$0.00		869.3	0	115	2	986.3

Transfer Information

Rec. Date: 10/09/2020	Sale Price: \$700,000.00	Doc Num: 202010090102	Doc Type: Deed
Owner: Rick Flescher		Grantor: JWJ GROUP LLC	
Orig. Loan Amt: \$450,000.00		Title Co: PACIFIC NW TITLE	
Finance Type:	Loan Type:	Lender: JWJ GROUP LLC	

Sales

Excise #	Date	Price	Deed Type
2020EX07271	10/01/2020	700000	W
2018EX09074	11/15/2018	650000	W
2016EX04789	06/27/2016	400000	W

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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:01/30/2024

FLESCHER RICK & KAREN & FLESCHER
 RUSSELL
 26868 SUNNYVIEW LN NE
 KINGSTON, WA 98346

Account Number	** For Informational Purposes Only **	
262702-1-088-2006	Process Number	2574473
	Taxpayer Name: FLESCHER RICK & KAREN & FLESCHER RUSSELL	

Tax Property Description

26272E
 RESULTANT PARCEL 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201404300199, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: RESULTANT PARCEL 3 OF THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201307310265, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE SOUTH 10.00 FEET OF THE 28.00 FOOT WIDE PORTION.

VALUE INFORMATION FOR TAX

	2023	2024
Land:	\$127,600	\$330,890
Buildings, etc.:	\$0	\$0
TOTAL VALUE:	\$127,600	\$330,890
TOTAL TAXABLE VALUE:(Land + Buildings, etc. minus Qualifying Exemptions)		
	\$127,600	\$330,890

Levy Code 4230	General Levy Rate per \$1000
	8.6569
[Click here for Levy Information]	
Voted Rate -- 27.0 % Voter Approved	

Parcel Location: 26678 LINDVOG RD NE

GENERAL TAX DISTRIBUTION

	2023	2024
STATE GENERAL	\$316.76	STATE GENERAL \$771.06
REGIONAL	\$35.24	REGIONAL \$90.08
LIBRARY		LIBRARY
LOCAL SCHOOL	\$295.64	LOCAL SCHOOL \$773.94
COUNTY	\$83.13	COUNTY \$212.53
COUNTY ROAD	\$113.21	COUNTY ROAD \$291.69
PORT	\$15.40	PORT \$39.45
FIRE	\$238.62	FIRE \$620.08
PUD	\$5.71	PUD \$14.59
PARK AND REC	\$17.99	PARK AND REC \$51.06
2023 Total:	\$1,121.70	2024 Total: \$2,864.48

Current Taxes

ASSESSMENT	2023	2024
Noxious Weed	\$2.00	\$2.00
Stormwater Management	\$130.00	\$133.00
Asmt Total	\$132.00	\$135.00

2024 General Property Tax + Assessments = \$2,999.48

TOTAL AMOUNT DUE: \$2,999.48
 First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).

Account Number: 262702-1-088- 2006 (2574473)	Parcel Location: 26678 LINDVOG RD NE
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If you did not make a first half payment or pay the delinquent taxes listed, if any, call **2** (360) 337-7135 for delinquent tax, interest and penalty due. Delinquent payments received without interest and penalty will be returned. See Treasurer Information link.

SECOND HALF - Pay or Postmark by October 31

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2024				\$1,499.74
Amount Due:				\$1,499.74	

FLESCHER RICK & KAREN & FLESCHER RUSSELL
26868 SUNNYVIEW LN NE
KINGSTON, WA 98346

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

Account Number: 262702-1-088- 2006 (2574473)	Parcel Location: 26678 LINDVOG RD NE
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Payments of prior year taxes must include all interest and penalty due. Delinquent payments **1** received without interest and penalty will be returned. See Treasurer Information link.

FIRST HALF - Pay or Postmark by April 30

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2024			\$2,999.48	\$1,499.74
Amount Due:				\$1,499.74	

FLESCHER RICK & KAREN & FLESCHER RUSSELL
26868 SUNNYVIEW LN NE
KINGSTON, WA 98346

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

General

Parcel #: 262702-1-088-2006

26678 LINDVOG RD NE
KINGSTON, WA 98346

Taxpayer Name FLESCHER RICK & KAREN & FLESCHER RUSSELL

Mailing Address 26868 SUNNYVIEW LN NE
KINGSTON, WA 98346

Parcel No. 262702-1-088-2006

Account ID 2574473

Site Address 26678 LINDVOG RD NE
KINGSTON, WA 98346

Status Active

Property Class 910 - Undeveloped land

Tax Description

Parcel #: 262702-1-088-2006

26678 LINDVOG RD NE
KINGSTON, WA 98346

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Land & Location

Parcel #: 262702-1-088-2006

26678 LINDVOG RD NE
KINGSTON, WA 98346

Last Inspected 12/19/2018 - 1869 days ago

View Rating N/A - No View

Waterfront No

Property Use 910 - Undeveloped land

Neighborhood 8400301 - Downtown Kingston

Sec-Twn-Rng-Qtr SEC 26, TWP 27, RNG 2E (NE/4)

Acres 1.08 (approx. 47,045 sq. ft.)

Latitude, Longitude 47.80437794, -122.50479233

Zoning

Commercial (10-30 DU/Ac)

Jurisdiction

Kingston UGA

Design District

Lindvog Commercial

Buildings & Improvements

Parcel #: 262702-1-088-2006

26678 LINDVOG RD NE
KINGSTON, WA 98346

No records found for this account.

Sales History

Parcel #: 262702-1-088-2006

26678 LINDVOG RD NE
KINGSTON, WA 98346

Sale Date	Price	Excise No.	Instrument
10/1/2020	\$700,000.00	2020 EX 07271	Statutory / Warranty Deed

Related Accounts

262702-1-088-2006 | 262702-1-089-2005

Sale Date	Price	Excise No.	Instrument
11/15/2018	\$650,000.00	2018 EX 09074	Statutory / Warranty Deed

Related Accounts

262702-1-088-2006 | 262702-1-089-2005

Sale Date	Price	Excise No.	Instrument
6/27/2016	\$400,000.00	2016 EX 04789	Statutory / Warranty Deed

Related Accounts

262702-1-088-2006 | 262702-1-089-2005

Value & Tax History

Parcel #: 262702-1-088-2006

26678 LINDVOG RD NE
KINGSTON, WA 98346

Tax Year	Land	Bldgs, etc.	Market Value	Taxable Value	Exemption	Tax	Tax Without Exemption	FFP	S
2024	\$330,890	\$0	\$330,890	\$330,890	None	\$2,864.48	\$2,864.49	\$0.00	\$
2023	\$127,600	\$0	\$127,600	\$127,600	None	\$1,121.70	\$1,121.71	\$0.00	\$
2022	\$106,040	\$0	\$106,040	\$106,040	None	\$980.10	\$980.11	\$0.00	\$
2021	\$89,860	\$0	\$89,860	\$89,860	None	\$911.30	\$911.29	\$0.00	\$
2020	\$89,860	\$0	\$89,860	\$89,860	None	\$922.96	\$922.94	\$0.00	\$
2019	\$81,200	\$0	\$81,200	\$81,200	None	\$834.00	\$834.00	\$0.00	\$
2018	\$70,820	\$0	\$70,820	\$70,820	None	\$782.72	\$782.74	\$0.00	\$

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:
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 PO Box 169
 Port Orchard, WA 98366

Printed:01/30/2024

FLESCHER RICK & KAREN & FLESCHER
 RUSSELL
 26868 SUNNYVIEW LN NE
 KINGSTON, WA 98346

Account Number	** For Informational Purposes Only **	
262702-1-089-2005	Process Number	2574481
	Taxpayer Name: FLESCHER RICK & KAREN & FLESCHER RUSSELL	

Tax Property Description

26272E
 RESULTANT PARCEL 4 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201307310265, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: LOT A OF SHORT PLAT NO. 5677 RECORDED UNDER AUDITOR'S FILE NOS. 9107250179 AND 9107250180, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON. TOGETHER WITH THE WEST 49.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M.; RUNNING THENCE N89°02'30 W ALONG THE NORTH BOUNDARY THEREOF A DISTANC

VALUE INFORMATION FOR TAX

	2023	2024
Land:	\$121,720	\$260,640
Buildings, etc.:	\$0	\$0
TOTAL VALUE:	\$121,720	\$260,640
TOTAL TAXABLE VALUE:(Land + Buildings, etc. minus Qualifying Exemptions)		
	\$121,720	\$260,640

Levy Code 4230	General Levy Rate per \$1000 8.6569
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GENERAL TAX DISTRIBUTION

	2023	2024
STATE GENERAL	\$302.16	STATE GENERAL \$607.36
REGIONAL	\$33.61	REGIONAL \$70.96
LIBRARY		LIBRARY
LOCAL SCHOOL	\$282.01	LOCAL SCHOOL \$609.62
COUNTY	\$79.30	COUNTY \$167.42
COUNTY ROAD	\$107.99	COUNTY ROAD \$229.76
PORT	\$14.69	PORT \$31.08
FIRE	\$227.63	FIRE \$488.43
PUD	\$5.44	PUD \$11.49
PARK AND REC	\$17.17	PARK AND REC \$40.22
2023 Total:	\$1,070.00	2024 Total: \$2,256.34

Current Taxes

ASSESSMENT	2023	2024
Noxious Weed	\$2.00	\$2.00
Stormwater Management	\$130.00	\$133.00
Asmt Total	\$132.00	\$135.00

2024 General Property Tax + Assessments = \$2,391.34

TOTAL AMOUNT DUE: \$2,391.34

[\[Click here for Levy Information\]](#)

Voted Rate -- 27.0 % Voter Approved

First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).

Parcel Location: 26697 LINDVOG RD NE

Account Number: 262702-1-089-2005 (2574481)

Parcel Location: 26697 LINDVOG RD NE

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2

SECOND HALF - Pay or Postmark by October 31

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2024				\$1,195.67
Amount Due:				\$1,195.67	

FLESCHER RICK & KAREN & FLESCHER RUSSELL
26868 SUNNYVIEW LN NE
KINGSTON, WA 98346

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Parcel Location: 26697 LINDVOG RD NE

Payments of prior year taxes must include all interest and penalty due. Delinquent payments received without interest and penalty will be returned. See Treasurer Information link.

1

FIRST HALF - Pay or Postmark by April 30

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2024			\$2,391.34	\$1,195.67
Amount Due:				\$1,195.67	

FLESCHER RICK & KAREN & FLESCHER RUSSELL
26868 SUNNYVIEW LN NE
KINGSTON, WA 98346

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General

Parcel #: 262702-1-089-2005

26697 LINDVOG RD NE
KINGSTON, WA 98346

Taxpayer Name FLESCHER RICK & KAREN & FLESCHER RUSSELL

Mailing Address 26868 SUNNYVIEW LN NE
KINGSTON, WA 98346

Parcel No. 262702-1-089-2005

Account ID 2574481

Site Address 26697 LINDVOG RD NE
KINGSTON, WA 98346

Status Active

Property Class 910 - Undeveloped land

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Land & Location

Parcel #: 262702-1-089-2005

26697 LINDVOG RD NE
KINGSTON, WA 98346

Last Inspected 12/19/2018 - 1869 days ago

View Rating N/A - No View

Waterfront No

Property Use 910 - Undeveloped land

Neighborhood 8400301 - Downtown Kingston

Sec-Twn-Rng-Qtr SEC 26, TWP 27, RNG 2E (NE/4)

Acres 0.70 (approx. 30,492 sq. ft.)

Latitude, Longitude 47.80473667, -122.50460233

Zoning

Commercial (10-30 DU/Ac)

Jurisdiction

Kingston UGA

Design District

Lindvog Commercial

Buildings & Improvements

Parcel #: 262702-1-089-2005

26697 LINDVOG RD NE
KINGSTON, WA 98346

No records found for this account.

Sales History

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26697 LINDVOG RD NE
KINGSTON, WA 98346

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Related Accounts

262702-1-088-2006 | 262702-1-089-2005

Sale Date	Price	Excise No.	Instrument
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Related Accounts

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Sale Date	Price	Excise No.	Instrument
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Value & Tax History

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26697 LINDVOG RD NE
KINGSTON, WA 98346

Tax Year	Land	Bldgs, etc.	Market Value	Taxable Value	Exemption	Tax	Tax Without Exemption	FFP	S
2024	\$260,640	\$0	\$260,640	\$260,640	None	\$2,256.34	\$2,256.34	\$0.00	\$
2023	\$121,720	\$0	\$121,720	\$121,720	None	\$1,070.00	\$1,070.02	\$0.00	\$
2022	\$101,150	\$0	\$101,150	\$101,150	None	\$934.90	\$934.91	\$0.00	\$
2021	\$85,720	\$0	\$85,720	\$85,720	None	\$869.30	\$869.31	\$0.00	\$
2020	\$85,720	\$0	\$85,720	\$85,720	None	\$880.42	\$880.42	\$0.00	\$
2019	\$71,490	\$0	\$71,490	\$71,490	None	\$734.24	\$734.27	\$0.00	\$
2018	\$62,350	\$0	\$62,350	\$62,350	None	\$689.12	\$689.12	\$0.00	\$

When recorded return to:
Rick Flescher
Karen Flescher
26868 Sunnyview Lane Northeast
Kingston, WA 98346

Filed for Record at Request of:
Pacific Northwest Title of Kitsap County
Order Number: 1-503620

Statutory Warranty Deed

Grantor(s): The JWJ Group, LLC

Grantee(s): Rick Flescher, Karen Flescher, and Russell Flescher

Abbreviated Legal:

Parcel I: Resultant parcel 3 of Boundary Line Adjustment, AFN 201404300199, Ptn SW/NE, Section 26, Township 27 North, Range 2 East Parcel II: Resultant Parcel 4 of Boundary line Adjustment, AFN 201307310265, Ptn SW/NE, Section 26, Township 27 North, Range 2 East

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 262702-1-088-2006 & 262702-1-089-2005

THE GRANTOR(S) The JWJ Group, LLC, a Washington Limited Liability Company, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to Rick Flescher and Karen Flescher, a married couple and Russell Flescher, an unmarried 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: October 1, 2020

The JWJ Group, LLC, a Washington Limited Liability Company

By: 
Levi Holmes, Manager

KITSAP COUNTY TREASURER EXCISE

2020EX07271

Total: \$11,565.00

10/09/2020

Clerk's Initial



Acknowledgement for Statutory Warranty Deed
Order No.: 1-503620

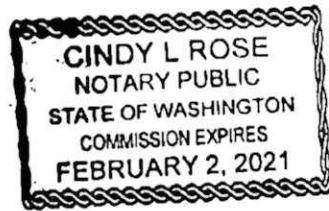
STATE OF WASHINGTON
COUNTY OF KITSAP

I certify that I know or have satisfactory evidence that Levi Holmes is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of The JWJ Group, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5th day of October, 2020

Cindy L Rose
Signature

Notary
Title



My appointment expires: 2-2-2021

EXHIBIT A
LEGAL DESCRIPTION

Parcel I:

Resultant Parcel 3 of Boundary Line Adjustment recorded under Auditor's File No. 201404300199, being a portion of the Southwest quarter of the Northeast quarter, Section 26, Township 27 North, Range 2 East, W.M., in Kitsap County, Washington.

Parcel II:

Resultant Parcel 4 of Boundary Line Adjustment recorded under Auditor's File No. 201307310265, being a portion of the Southwest quarter of the Northeast quarter, Section 26, Township 27 North, Range 2 East, W.M., in Kitsap County, Washington.

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 December 31, 1986, under Kitsap County Auditor's File No(s). 8612310209 in the official records.

For: Ingress, egress and utilities
Affects: Portion of said premises

Easement, agreement and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on June 9, 2003, under Kitsap County Auditor's File No(s). 200306090392 in the official records.

For: Installation, maintenance, repair replacement and inspection of the water system

Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on November 3, 2004, under Kitsap County Auditor's File No(s). 200411030182 in the official records.

To: Puget Sound Power and Light Company/Puget Sound Energy

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on August 13, 2013, under Kitsap County Auditor's File No(s). 201308130369 in the official records.

For: Ingress, egress and utilities
Affects: The West 30 feet of said premises

Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on January 21, 2014, under Kitsap County Auditor's File No(s). 201401210151 in the official records.

In favor of: Kitsap County
For: To construct and maintain a sewer main
Affects: The West 20 feet of said premises

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in short plat:

Recorded: July 25, 1991
Auditor's File No(s): 9107250179 in the official records and 9107250180 in the official records

Agreement and the terms and conditions thereof:

By and Between: Owners
Recorded: May 9, 2000
Auditor's File No(s): 3253368 in the official records and 3253369 in the official records
Regarding: Lindvog Road Extension

Agreement and the terms and conditions thereof:

By and Between: Owners
Recorded: May 9, 2000
Auditor's File No(s): 3253370 in the official records
Regarding: Lindvog Road Extension

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in boundary line adjustment:

Recorded: May 19, 2004
Auditor's File No(s): 200405190070 in the official records

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in boundary line adjustment:

Recorded: December 10, 2012
Auditor's File No(s): 201212100102 in the official records

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in boundary line adjustment:

Recorded: July 31, 2013
Auditor's File No(s): 201307310265 in the official records

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in boundary line adjustment:

Recorded: April 30, 2014
Auditor's File No(s): 201404300199 in the official records

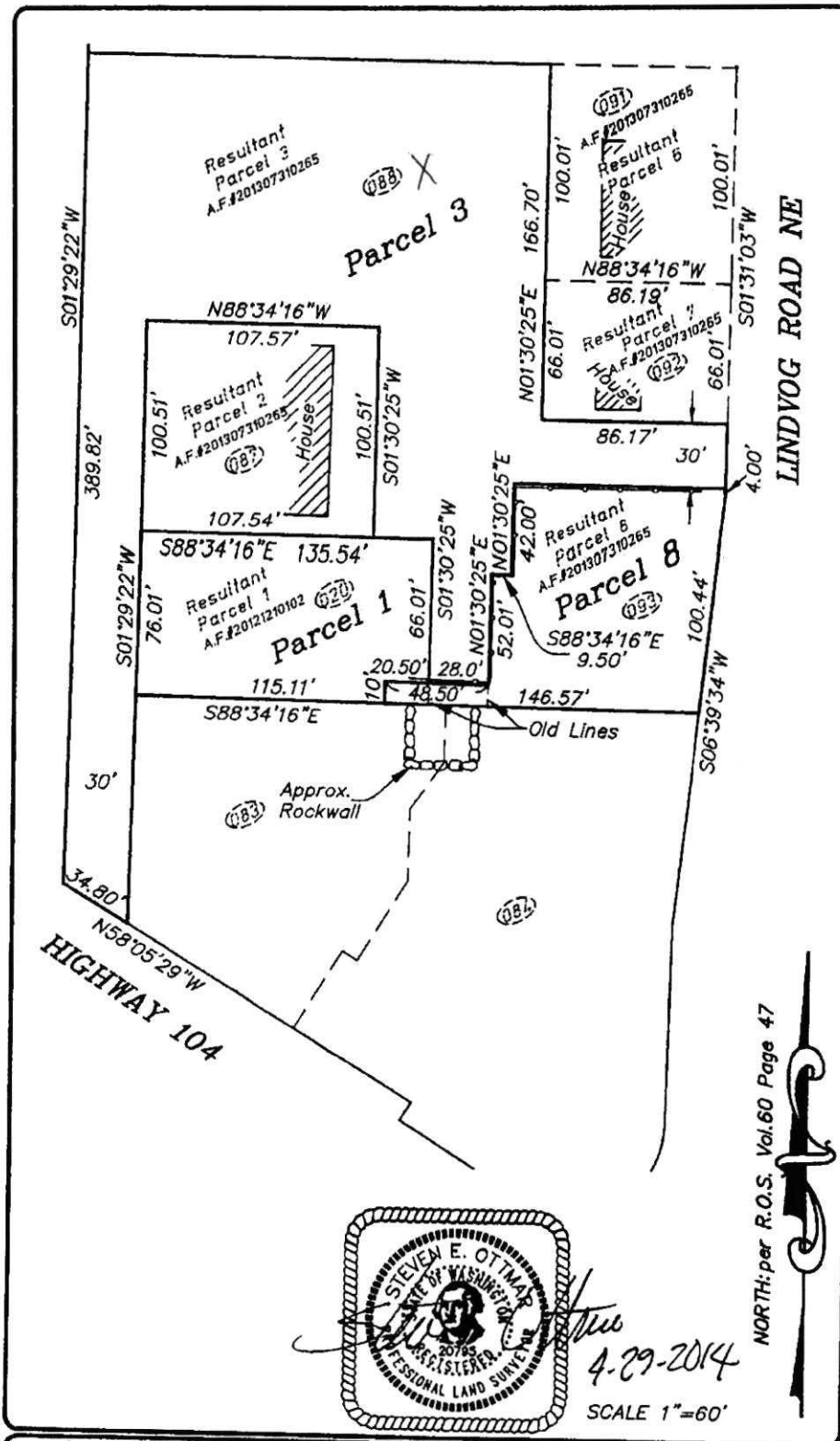
Affects: Parcel I


Covenant Regarding Utility Relocation a and the terms and conditions thereof:

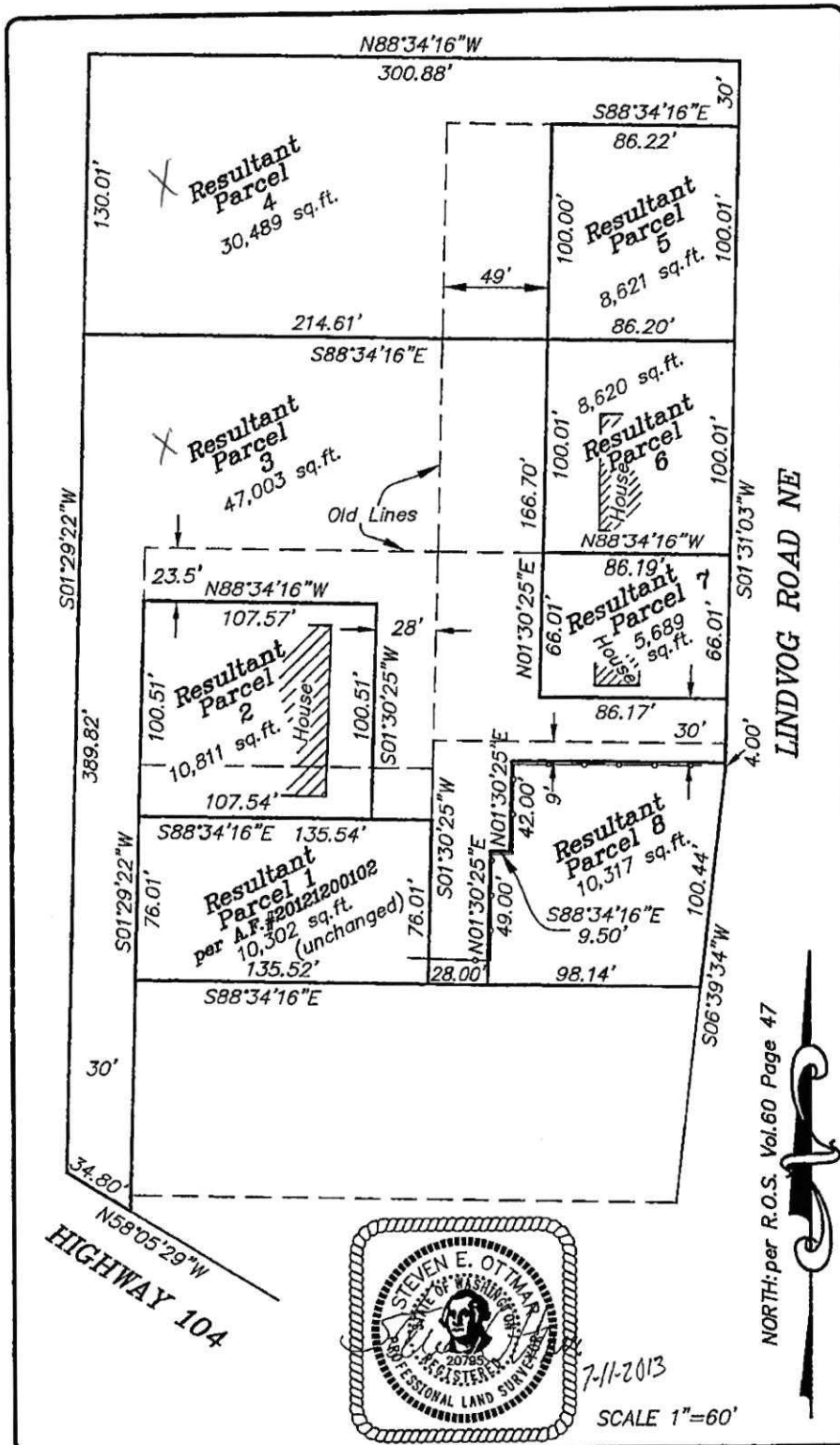
Recorded: October 17, 2013
Auditor's File No(s): 201310170146 in the official records

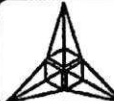
Matters delineated, described and noted on Survey recorded September 22, 2003, in Volume 60, Page 47, under Auditor's File No. 200309220160 in the official records.

Initials:



 AES CONSULTANTS, INC. <small>P.O. BOX 600 • SILVERDALE, WA 98083 • (206) 888-4400</small>	EXHIBIT MAP JWJ GROUP LINDVOG RD. & HIGHWAY 104		DWN BY: B.J.M.	CHK. BY: S.E.O.
	DATE: 4/29/14		JOB No. 5657	



 AES CONSULTANTS, INC. <small>P.O. BOX 600 • HUNTERVILLE, VA 22060 • (404) 962-6400</small>	EXHIBIT MAP JWJ GROUP LINDVOG RD. & HIGHWAY 104	DWN BY:	CHK. BY:
		B.J.M.	S.E.O.
		DATE:	JOB No.
		7/11/13	5657



ParcelID: 26270210882006

Tax Account #: 2574473

26678 Lindvog Rd NE, Kingston WA 98346

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



LEADERSHIP • TRUST • COMMITMENT

9657 Levin Rd NW, Suite 100 - Silverdale, WA 98383
 Phone: 360.692.2233 or 800.950.4321 - Fax: 360.692.2244