

MAIL TO:
Bainbridge Is. Park & Rec. Dist
PO Box 10161
Bainbridge Is. WA
98110

FILED FOR RECORD
Bainbridge
Island Park + Rec Dist
AUG 12 1987
KITSAP COUNTY AUDITOR
DEPUTY _____

QUIT CLAIM DEED

8708120101

THE GRANTORS, ROBERT K.W. GIDEON and PEGGY J.M. GIDEON, his wife, as a charitable donation and in consideration of that attached agreement by the Bainbridge Island Park & Recreation District to use the property described below exclusively for public purposes, convey and quit claim to the BAINBRIDGE ISLAND PARK & RECREATION DISTRICT, a municipal corporation, the following described real estate situated in the County of Kitsap, State of Washington, including any interest therein which Grantors may hereafter acquire:

A tract of land situated on Bainbridge Island, Kitsap County, State of Washington, and described more particularly on Exhibit A attached hereto and incorporated herein by this reference in its entirety. Together with all appurtenant furniture situated within the existing cabin on the above-described real property, including without limitation, a table made from the mess table of the naval vessel, "USS Mississippi," a curved cupboard with drawers from a sailing ship and front door with hammered copper fittings.

RESERVING unto the Grantors a life estate only as to a portion of the above-described parcel, this portion consisting of a rectangular tract of land 150 feet by 90 feet and described as follows: Commencing on the southwest corner of that parcel described on Exhibit A attached hereto; proceeding 150 feet in an easterly direction; thence 90 feet North; thence 150 feet West; thence 90 feet South to the point of beginning.

DATED this 25th day of June, 1987.

Robert K.W. Gideon
ROBERT K.W. GIDEON

Peggy J.M. Gideon
PEGGY J.M. GIDEON

EXCISE TAX EXEMPT

AUG 12 1987

KITSAP COUNTY
TREASURER

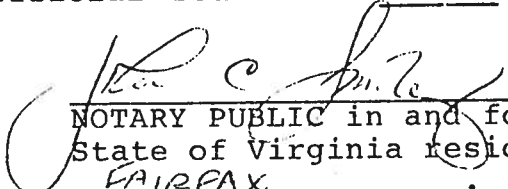
REEL 432FR1049

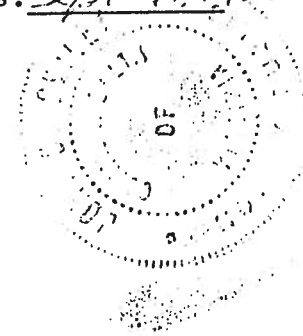
3708120101

STATE OF VIRGINIA)
COUNTY OF FAIRFAX) ss

On this day personally appeared before me ROBERT K.W. GIDEON and PEGGY J.M. GIDEON, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of JUNE, 1987.


NOTARY PUBLIC in and for the
State of Virginia residing at
FAIRFAX
My commission expires: Sept 11, 1988



E3:02:DPL

REEL432FR1050

AGREEMENT

This agreement is by and between the Bainbridge Island Park and Recreation District (hereafter "Park District") and Robert K.W. Gideon and Peggy J.M. Gideon, his wife (hereafter "Gideon"). Gideon tendered to Park District a gift of certain real property for park purposes, which real property is described more particularly on that Quit Claim Deed signed by the Gideons, attached hereto and incorporated herein by this reference in its entirety, and hereafter referred to as "Gideon Park." In consideration therefor and upon acceptance of this gift, Park District agrees as follows:

1. Gideon Park to be Used for Park Purposes. Park District agrees that the Gideon Park tract shall be maintained and used exclusively as a public park.

2. Name of Park. Gideon Park shall be named "Kenneth^H Gideon^{by} Park."

3. Existing Cabin. Park District agrees to preserve and maintain that existing structure referred to by the parties as the "Cabin" and situated in Gideon Park.

4. Life Estate. Gideons have reserved a life estate consisting of a rectangular tract of land 150 feet by 90 feet situated in the southwest corner of Gideon Park. During the term of this life estate, Gideons shall have the right to build a single family residential structure within the boundaries of the life estate tract, maintain said structure and have the non-assignable use of such home and the life estate tract during the remainder of their lives. However, at such time that this life estate expires, said structure shall become the property of the Park District.

REEL 432FR1051

5. Development of Gideon Park. Park District agrees to utilize its best efforts to develop Gideon Park as follows:

A public park to be developed on the westerly portion of the tract, with the easterly portion to be left generally in a natural state. Park District agrees to preserve and maintain the existing Cabin and the existing mature trees on Gideon Park, including but not limited to those trees described as follows: The balm of Gilead tree situated in the field on the westerly portion of the subject property; the yew tree situated near the water faucet adjoining the southwest corner of the existing Cabin; the large madrone situated near the northwest corner of the existing Cabin; the large firs situated near the southwest corner and west side of the existing Cabin; the large madrone situated in the southeast corner of the property; and the pine tree located approximately 100 feet north of the existing Cabin. Park District may install at a later date a caretaker facility at Gideon Park.

Both parties recognize that actual development of Gideon Park may depend upon the Park District's financial limitations and/or its obligation to provide a safe facility that will serve the park and recreation needs of the general public.

DATED this 10th day of August, 1987.

BAINBRIDGE ISLAND PARK & RECREATION DISTRICT

BY [Signature]
Board Chairman.

ATTEST:

[Signature]
Secretary

[Signature]
ROBERT K.W. GIDEON

[Signature]
PEGGY J.M. GIDEON

REC 432FR1052

ACCEPTANCE OF DEED AND AGREEMENT BY
BAINBRIDGE ISLAND PARK & RECREATION DISTRICT

The attached deed by Robert Gideon and Peggy Gideon, his wife of the real property described therein having been accepted by the Bainbridge Island Park & Recreation District pursuant to a resolution duly made and approved at a regular meeting of the Park District held on the 6th day of August, 1987, and in consideration of this donation of land by Robert Gideon and Peggy Gideon, now, therefore,

IT IS AGREED by the Bainbridge Island Park & Recreation District that the real property described in the attached Quit Claim Deed shall be used exclusively for public park and recreational purposes, and

PASSED by the Board of Commissioners of Bainbridge Island Park & Recreation District, at a regular meeting this 6th day of August, 1987.

BAINBRIDGE ISLAND PARK &
RECREATION DISTRICT

[Signature]
[Signature]
[Signature]

ATTEST:

[Signature]
Secretary

REC 432FR1053

3708120101

ATS/C2330

LEGAL DESCRIPTION FOR 272502-1-051-2000

09/30/86

SECTION 27 TOWNSHIP 25 RANGE 2E

1 TH PTN OF THE SE1/4 NE1/4 CHVD BY ACD NO 1128853 DAF, EAST
2 SW COR E1/2 W1/2 SE1/4 NE1/4 TH N0*00'43W 328.00FT TO TPOB
3 TH S89*07'10E 198.44FT TH N0*00'43W 26.30FT TH N89*07'10W
4 198.44FT TH S0*00' 43E 26.30FT TO POB SUBJ TO ESMT ACROSS W
5 20FT ALSO BAAP 308FT N OF SE COR OF W1/4 E1/2 SE1/4 NE1/4 TH
6 W 295FT TH N 46.3FT TH W 198.3FT TH N 180FT TH E 493.3FT TH
7 S 226.3FT TO POB SUBJ TO ESMT OVER W 20FT & E 15FT OF LAST
8 DESC TR LESS FDT, BAT SW COR E1/2 W1/2 SE1/4 NE1/4 TH
9 N0*00'43W 308.00FT TH S89* 06'53E 198.44FT TO TPOB TH
10 S89*06'53E 131.35FT TH N53*55'40W 34.64FT TH N89* 07'10W
11 103.35FT TH S0*00'43E 20FT TO POB

See copy of assessor's map attached hereto with subject property highlighted in yellow.

REEL432FR1054

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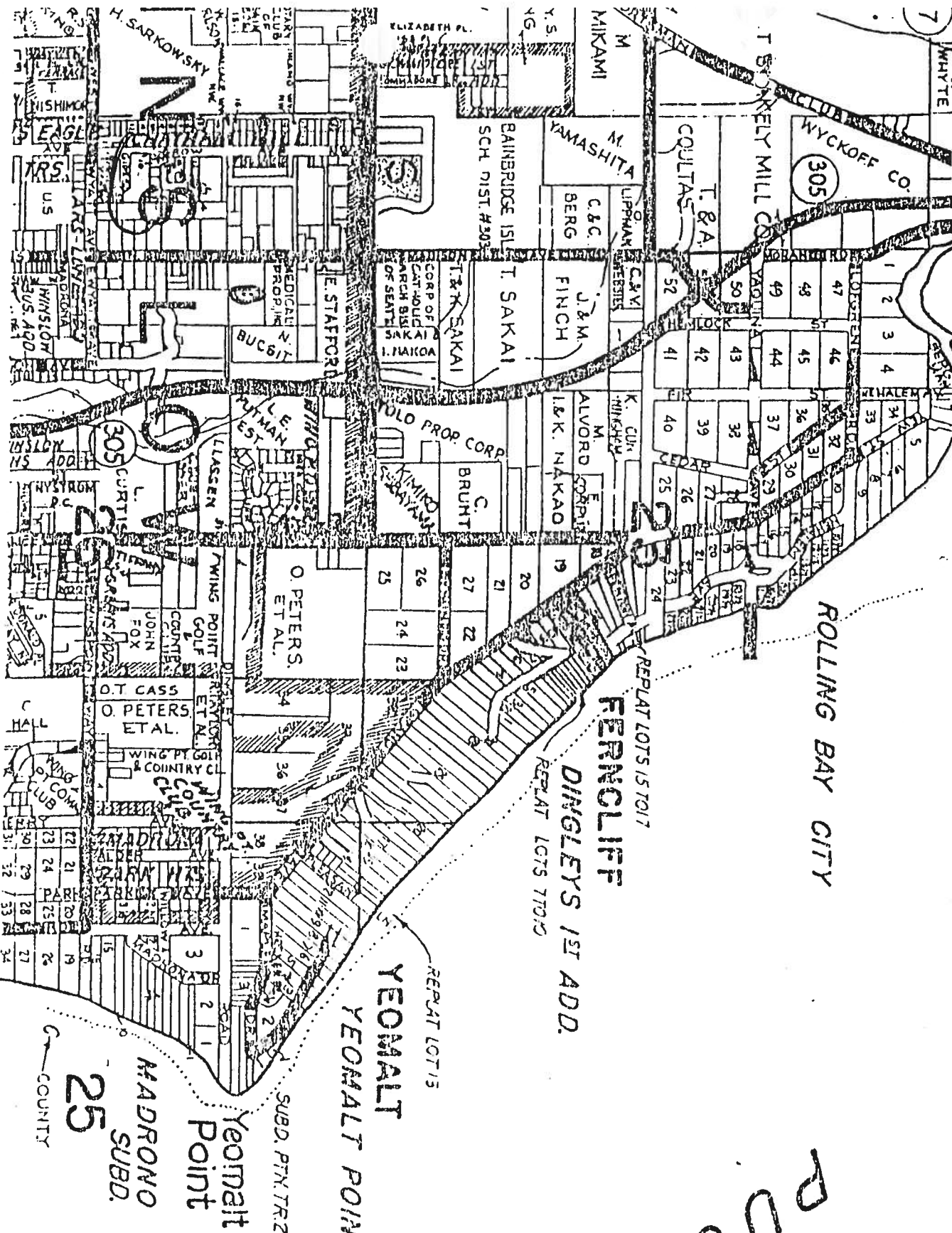
EXHIBIT A

TOWNSHIP 25 N. RANGE 2 E. W.M.

SOUTHEAST QUARTER
KITSAP COUNTY, WASHINGTON

DATED JULY 1973

PAGE 55



ROLLING BAY CITY

FERNCLEIFF

DINGLEYS 1ST ADD.

YEOMALT

YEOMALT POINT

Yeomalt Point

MADRONO SUBD.

25

SOUND

3708120101

REEL 432FR1055