



AEGIS LAND TITLE GROUP

Customer Service (360) 545-4500

Email: customerservice@agltg.com

Property Information

Terrain Inventory LLC
XXX Bond Rd NE
Poulsbo, WA 98370

Assessor's Parcel No:

112601-4-048-2008

Prepared Especially For:

David Knight
Keller Williams Mountains to Sound Realty

Sales Representative:

Tina Kaiponen
tinak@agltg.com
(360) 649-6453

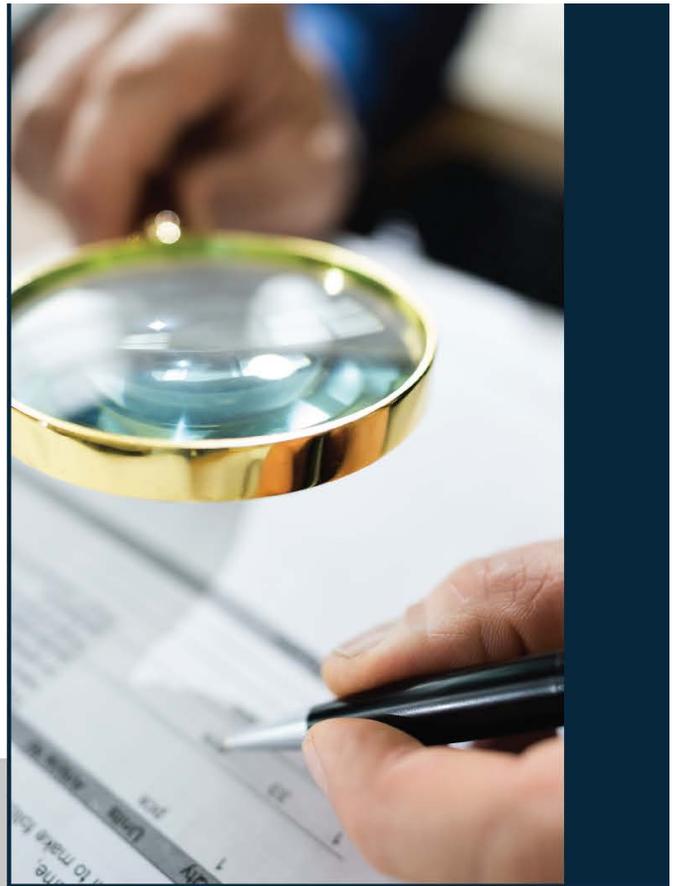
WE ARE PLEASED TO PROVIDE THE ENCLOSED INFORMATION FOR YOUR CONSIDERATION AND LOOK FORWARD TO BEING OF SERVICE IN THE CLOSING OF YOUR TRANSACTION. NO LIABILITY IS ASSUMED FOR THE MATERIAL CONTAINED HEREIN.



FinCEN's New AML Rule

What is it, and does it affect your transaction?

The Financial Crimes Enforcement Network (FinCEN) has issued a new permanent Anti-Money Laundering (AML) rule to increase transparency and prevent fraud in certain transactions. As the rule takes effect on March 1, 2026, here are key details to know.



QUALIFYING CRITERIA CHECKLIST



Property Type

All U.S. residential real property, including single-family homes, townhouses, condominiums, co-ops, 1-4 family buildings, vacant land zoned or intended for residential use, and mixed-use properties with residential components.



Financing Type

Non-financed transactions, in which no buyer has a loan secured by the property from an institution subject to AML/SAR requirements. This includes all-cash purchases, seller financing, and hard-money loans.



Type of Transfer

Any transfer of property ownership, including sales, gifts, or transfers with no consideration.



Buyer Type

Not individuals—only transferee entities (LLCs, corporations, partnerships) or transferee trusts (most trusts, including foreign trusts).



Property Valuation

There are **no minimum price** thresholds.



Does this rule apply to your transaction?

If you **checked all** of these criteria, your transaction is subject to the new rule.

Questions? Concerns?
Reach out! We're glad to help.



www.agltg.com

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Property Detail Report

WA

APN: 112601-4-048-2008

Kitsap County Data as of: 01/22/2026

Owner Information

Owner Name:	Terrain Inventory LLC	Occupancy:	Unknown
Vesting:	A Limited Liability Company		
Mailing Address:	13918 E Mississippi Ave, Aurora, CO 80012-3603		

Location Information

Legal Description:	Lot D Short Plat No. 5558R-2 Recorded In Volume 18, Page 50 Of...	County:	Kitsap, WA		
APN:	112601-4-048-2008	Alternate APN:	2286680	Census Tract / Block:	
Munic / Twnshp:	Kitsap County	Twnshp-Rng-Sec:	26N-1E-11	Legal Lot / Block:	D / 2
Subdivision:	Sp 5558R-1	Tract #:		Legal Book / Page:	
Neighborhood:		School District:	North Kitsap School District		
Elementary School:	Vinland Elementary...	Middle School:	Poulsbo Junior Hig...	High School:	North Kitsap High...
Latitude:	47.75773	Longitude:	-122.63417		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	02/26/2024 / 03/06/2024	Price:	\$97,021	Transfer Doc #:	2024.03.06.71
Buyer Name:	Terrain Inventory LLC	Seller Name:	Weatherill Christopher	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	02/26/2024 / 03/06/2024	Sale Price / Type:	\$97,021 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2024.03.06.71
Seller Name:	Weatherill Christopher			Title Company:	Fidelity National...
Lender:					

Prior Sale Information

Sale / Rec Date:	04/09/2023 / 04/14/2023	Sale Price / Type:	\$60,000 /	Prior Deed Type:	General Warranty Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2023.04.14.37
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F / H):		Parking Type:	
Above Grade:	Pool:		Garage #:	
Basement Area:	Fireplace:		Garage Area:	
Style:	Cooling:		Porch Type:	
Foundation:	Heating:		Patio Type:	
Quality:	Exterior Wall:		Roof Type:	
Condition:	Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	107,593 Sq. Ft.	Zoning:	RP
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	910 - Undevelope...	Usable Lot:		Res / Comm Units:	
Site Influence:	Poor	Acres:	2.47	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	53031C0945C	Flood Map Date:	06/07/2019
Community Name:	Kitsap County	Flood Panel #:	0945C	Inside SFHA:	False

Tax Information

Assessed Year:	2026	Assessed Value:	\$107,810	Market Total Value:	\$107,810
Tax Year:	2025	Land Value:	\$107,810	Market Land Value:	\$107,810
Tax Area:	4370	Improvement Value:		Market Imprv Value:	
Property Tax:	\$936.70	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

When recorded return to:

Nathan Winston
Terrain Inventory, LLC
13918 E Mississippi Ave, Suite 60183
Aurora, CO 80012

Fidelity National Title
611337480

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

9619 Levin Rd NW
Silverdale, WA 98383

Escrow No.: 611337480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Weatherill, an unmarried man,

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Terrain Inventory, LLC, a Nevada limited liability company,

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

LOT D OF SHORT PLAT NO. 5558R-2, RECORDED UNDER RECORDING NOS. 200402270366 AND 200402270367, BEING AN AMENDMENT OF RECORDING NOS. 9604300109, 9604300110, 9511070118 AND 9511070119, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 112601-4-048-2008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2024EX01043
2024-03-06
HSWANSON
\$1557.34

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 2024

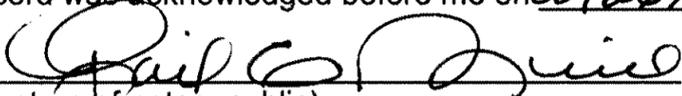


Christopher Weatherill

State of Washington

County of ~~Davis~~ Pierce *802*

This record was acknowledged before me on 02/26/2024 by Christopher Weatherill.



(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 06/09/2026

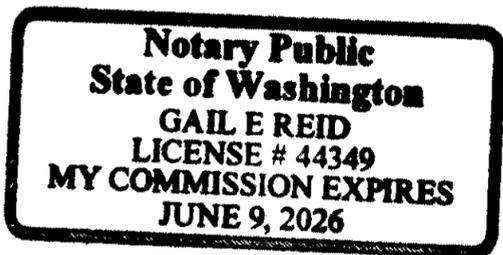


EXHIBIT "A"
Exceptions

- 1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Puget Mill Company
Recording Date: December 29, 1939
Recording No.: 305531

Claim for mineral interests filed by Pope Resources, a Delarae limited partnership, recorded under Recording No. 8605200086.

NOTE: This exception does not include present ownership of the above mineral rights.

- 2. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to

County/City/State: Kitsap
Name of Street or Highway: Relocation of Bond Project #15
Recording Date: April 26, 1957
Recording No.: 659574

- 3. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Kitsap County
Recording Date: April 26, 1957
Recording No.: 659574

- 4. Notice of possible (present or future) tap or connection charges levied, or to be levied, as set forth below:

Levied by: City of Poulsbo
Recording Date: April 18, 1979
Recording No.: 7904180144

- 5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 16, 1987
Recording No.: 8706160097

- 6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or

EXHIBIT "A"

Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 5558:

Recording No: 9511070118
Recording No: 9511070119

Modification(s) of said Short Plat

Recording No.: 9604300109
Recording No.: 9604300110

Modification(s) of said Short Plat

Recording No.: 200402270366
Recording No.: 200402270367

- 7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 25, 1996
Recording No.: 9607250185
Discloses: easements

- 8. Terms and conditions contained in instrument

Recording Date: February 27, 2004
Recording No.: 200402270148
Purpose: Preventing contamination of water supply
Affects: Any portion of the Land lying within 100 feet of well

- 9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and underground utilities
Recording Date: February 7, 2007
Recording No.: 200702070162

- 10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

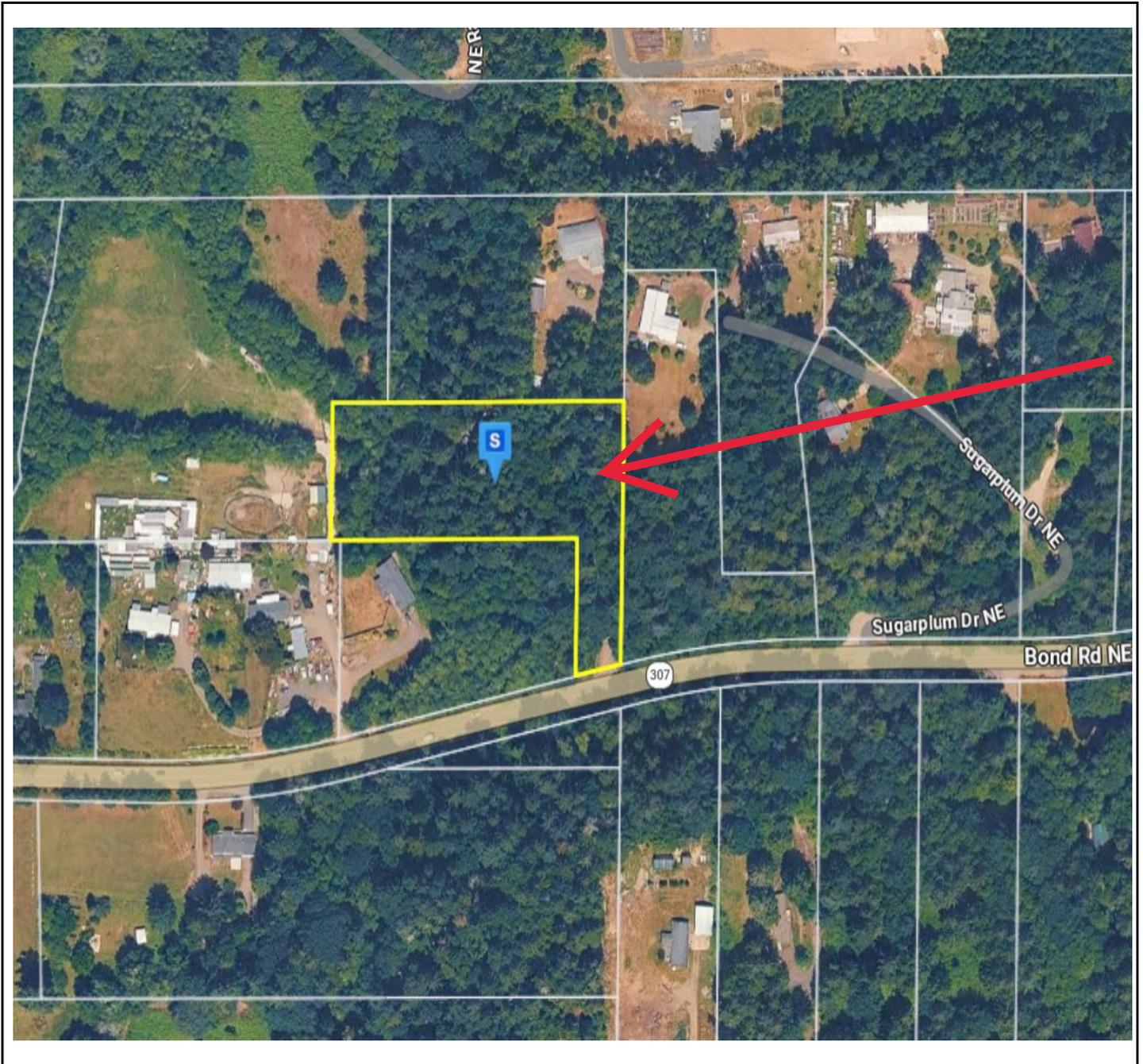
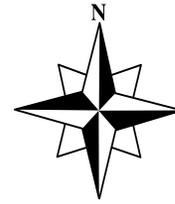
Purpose: Drain pipeline
Recording Date: February 7, 2007
Recording No.: 200702070162

- 11. Adverse Possession Waiver and the terms and conditions therein

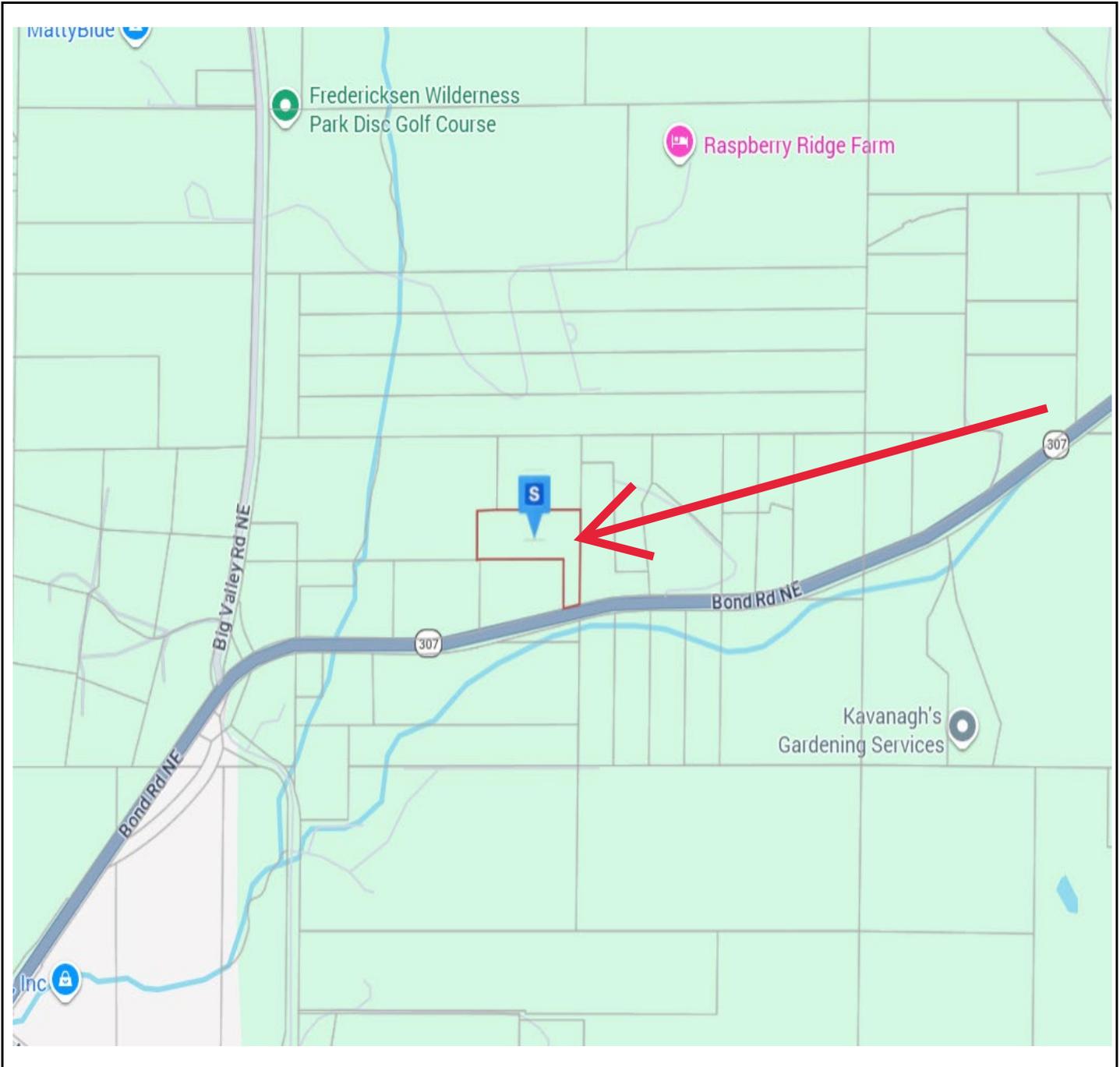
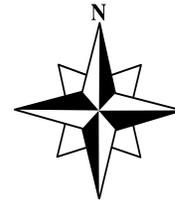
EXHIBIT "A"

Exceptions
(continued)

Recording Date: February 7, 2007
Recording No.: 200702070162



This is not a survey. It is provided as a convenience to locate the land indicated hereon with reference to streets and other land. It is not intended to show all matter related to the property including, but not limited to, areas, dimensions, assessments, encroachments, or location boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes no liability for any matter related to this sketch. Reference should be made to an accurate survey for further information.



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Scan here for maps
and directions



Our Locations

Bainbridge Island

360 Tormey Lane NE #292
Bainbridge Island, WA 98110
O: 206-451-8013

Gig Harbor

5775 Soundview Dr, Ste 201C
Gig Harbor, WA 98335
O: 253-534-8221

Shelton

130 W. Railroad Ave
Shelton, WA 98584
O: 360-427-8088

Belfair

23554 NE State Rte. 3 Ste 2
Belfair, WA 98528
O: 360-275-9160

Olympia

921 Lakeridge Way SW, Ste 100
Olympia, WA 98502
O: 360-329-6933

Silverdale

10356 Silverdale Way NW Ste 100
Silverdale, WA 98383
O: 360-337-2000

Bellevue

915 118th Avenue SE, Ste 280
Bellevue, WA 98005
O: 425-532-4409

Port Orchard

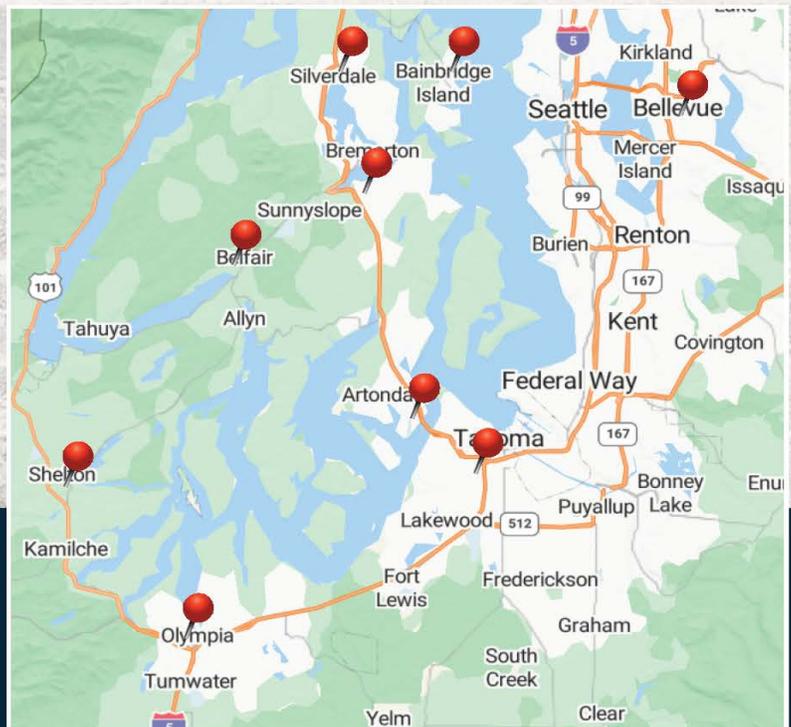
1590 Bay St
Port Orchard, WA 98366
O: 360-874-2100

Tacoma

2601 S 35th St, Ste 100B
Tacoma, WA 98409
O: 253-284-4440

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website anytime.**

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