

Return Document To:

LYLE K. WILSON, Attorney at Law
15408 Main Street, Suite 105
Mill Creek, WA 98012-9025



200902190138
Skagit County Auditor

2/19/2009 Page 1 of 4 4:05PM

WASHINGTON STATE COUNTY AUDITOR'S/RECORDER'S INDEXING FORM

Please Print Or Type Information:

Document Title(s) (or transactions contained therein):

- 1. SPECIAL WARRANTY DEED

Reference Number of Document Assigned or Released: _____

- Additional reference number on page _____ of document.

Grantor(s) (Last name, first name, middle initial(s)):

- 1. BRATZ, LOUIS E., JR., individually and as Executor of the Estate of Janet M. Bratz, deceased, Skagit County Probate No. 07-4-00388-6
- 2.
- 3. Additional name(s) on page(s) _____ of document

Grantee(s) (Last name, first name, middle initial(s)):

- 1. BRATZ, Louis E., Jr.
- 2.
- 3. Additional name(s) on page(s) _____ of document

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

Lot 2, Skagit County Short Plat No. 31-90, being a portion of Tracts 60 and 61, Anaco Beach, as per plat recorded in Volume 5 of Plats, page 4, also being a portion of the Northeast quarter of Section 34, Township 35 North, Range 1 East, W.M.

- Additional legal description is on pages 3 and 4 of document.

Assessor's Property Tax Parcel or Account Number: P103204

- Assessor Tax Number Not Yet Assigned

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

SPECIAL WARRANTY DEED

THE GRANTOR, LOUIS E. BRATZ, JR., individually and as Executor of the Estate of Janet M. Bratz, deceased, Skagit County Probate No. 07-4-00388-6, for and in consideration of a nonpro-rata distribution from decedent's estate, grants, bargains, conveys, and confirms to LOUIS E. BRATZ, JR., the following-described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

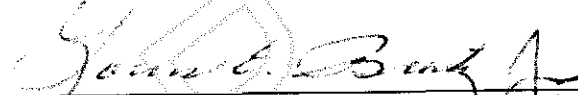
Lot 2, Skagit County Short Plat No. 31-90, being a portion of Tracts 60 and 61, Anaco Beach, as per plat recorded in Volume 5 of Plats, page 4, also being a portion of the Northeast quarter of Section 34, Township 35 North, Range 1 East, W.M.

SEE ATTACHED LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE.

Tax Parcel No.: P103204.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

DATED this 22 day of January, 2009.



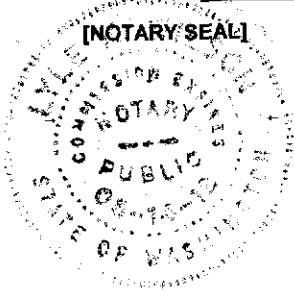
LOUIS E. BRATZ, JR., individually and as Executor of the Estate of Janet M. Bratz, deceased, Skagit County Probate No. 07-4-00388-6

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } ss.

I certify that I know or have satisfactory evidence that LOUIS E. BRATZ, JR., 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 individually and as Executor of the Estate of Janet M. Bratz, deceased, Skagit County Probate No. 07-4-00388-6, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 22 day of January, 2009.

[NOTARY SEAL]



LYLE K. WILSON, Notary Public in and for the State of Washington, residing at Mill Creek. My commission expires May 14, 2012.

431
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 19 2009

Amount Paid \$ 0
Skagit Co. Treasurer
By ndm Deputy



200902190138
Skagit County Auditor

**Lot 2 Short Plat No. 31-90
After Boundary Line Adjustment
(P-103204)**

Lot 2, Skagit County Short Plat No. 31-90, approved February 6, 1991 and recorded February 8, 1991 under Skagit County Auditor's File No. 9102080001, being a portion of Tracts 60 and 61, Anaco Beach, as per plat recorded in Volume 5 of Plats, page 4, also being a portion of the Northeast 1/4 of Section 34, Township 35 North, Range 1 East, W.M.

EXCEPT that portion of said Lot 2, said Skagit County Short Plat No. 31-90 described as follows:

BEGINNING at the Northeast corner of said Lot 2, Short Plat No. 31-90;
thence South 89°56'00" West along the North line of said Lot 2 for a distance of 233.55 feet to the TRUE POINT OF BEGINNING;
thence South 64°08'37" West for a distance of 142.54 feet;
thence North 82°26'13" West for a distance of 239.02 feet, more or less, to the West line of said Lot 2;
thence North 7°56'43" East along said West line for a distance of 30.58 feet, more or less, to the Northwest corner of said Lot 2;
thence North 89°56'00" East along the North line of said Lot 2 for a distance of 360.99 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of said Lot 2, Skagit County Short Plat No. 31-90 described as follows:

BEGINNING at the Southeast corner of said Lot 2, Short Plat No. 31-90;
thence South 89°56'00" West along the South line of said Lot 2 for a distance of 646.67 feet, more or less, to the Southwest corner of said Lot 2;
thence North 5°41'00" East along the West line of said Lot 2 for a distance of 128.42 feet;
thence continue along said West line North 7°56'43" East for a distance of 37.47 feet to a point shown as a common corner between Lots 60 and 61, Plat of Anaco Beach on the face of said Short Plat 31-90;
thence North 89°56'00" East for a distance of 161.23 feet;
thence South 64°08'36" East for a distance of 125.53 feet;
thence South 0°04'00" East for a distance of 60.00 feet;
thence North 89°56'00" East parallel with the South line of said Lot 2 for a distance of 351.62 feet, more or less, to the East line of said Lot 2 at a point bearing North 3°18'22" West from the POINT OF BEGINNING;
thence South 3°18'22" East along said East line for a distance of 50.08 feet, more or less, to the POINT OF BEGINNING.



200902190138
Skagit County Auditor

UNRECORDED

TOGETHER WITH that portion of Lot 1, said Skagit County Short Plat No. 31-90 described as follows:

BEGINNING at the Southeast corner of said Lot 1, Short Plat No. 31-90;
thence South 89°56'00" West along the South line of said lot for a distance of 233.55 feet;
thence North 64°08'37" East for a distance of 52.67 feet, more or less, to a point bearing North 83°02'50" West from the POINT OF BEGINNING;
thence South 83°02'50" East for a distance of 187.53 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH modified ingress, egress and utilities easement as described in Declaration recorded under Auditor's File No. 9308270088.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 130,680 square feet, 2.50 acres



200902190138
Skagit County Auditor