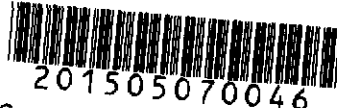


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LYLE K. WILSON, Attorney at Law
15408 Main Street, Suite 105
Mill Creek, WA 98012-9025



Skagit County Auditor

5/7/2015 Page

1 of

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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, DOUGLAS A., as Executor of the Estate of Louis E. Bratz, Jr., Snohomish County Probate No. 14-4-00647-6
- 2. Additional name(s) on page(s) 2 of document

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

- 1. BRATZ, DAVID C., a married man as his separate property, a 71.5% interest
- 2. Additional name(s) on page(s) 2 of document

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

Lot 2, Skagit County Short Plat No. 31-90.

- Additional legal description is on page 3 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, DOUGLAS A. BRATZ, as Executor of the Estate of Louis E. Bratz, Jr., deceased, Snohomish County Probate No. 14-4-00647-6, for and in consideration of a nonpro-rata distribution, grants, bargains, conveys, and confirms to DAVID C. BRATZ, a married man as his separate property, a 71.5% interest in and to the following-described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description:

Lot 2, Skagit County Short Plat No. 31-90.

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 28th day of April, 2015.

Douglas A. Bratz
DOUGLAS A. BRATZ, as Executor of the Estate of Louis E. Bratz, Jr., deceased, Snohomish County Probate No. 14-4-00647-6

STATE OF MONTANA }
COUNTY OF SANDERS } ss.

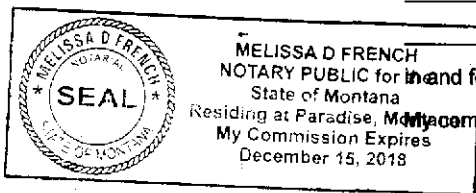
I certify that I know or have satisfactory evidence that DOUGLAS A. BRATZ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Executor of the Estate of Louis E. Bratz, Jr., deceased, Snohomish County Probate No. 14-4-00647-6, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28th day of April, 2015.

[NOTARY SEAL]

Melissa D French

(print name), Notary Public



MELISSA D FRENCH
NOTARY PUBLIC for the State of Montana, residing at _____ (city).
State of Montana
Residing at Paradise, Montana
My Commission Expires December 15, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151575
MAY 07 2015

Amount Paid \$0
Skagit Co. Treasurer
By *Mmm* Deputy

EXHIBIT A

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 quarter 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.

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, 3 acres.