

When recorded return to:
David C Bratz and Leona C Bratz
11108 Peace Cliff Lane
Anacortes, WA 98221

Skagit County Auditor \$80.00
6/30/2015 Page 1 of 9 12:07PM

CHICAGO 9/80
5000 27739
SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) Douglas A. Bratz, Personal Representative of the Estate of Louis E. Bratz, Jr., Deceased and David C. Bratz, a married person,

for and in consideration of in hand paid, bargains, sells, and conveys to

David C. Bratz and Leona C. Bratz, Husband and wife

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

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF.

Abbreviated Legal: PTN LOTS 1 AND 2 SKAGIT COUNTY SHORT PLAT NO. 31-90

Tax Parcel Number(s): P103204/3858-000-061-0102

2015 2467
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

JUN 30 2015

Dated: JUNE 25, 2015

Amount Paid \$ 5304.81
By MF Skagit Co. Treasurer Deputy

[Signature] Personal Representative
Douglas A Bratz, Personal Representative

Counter signed
David C Bratz

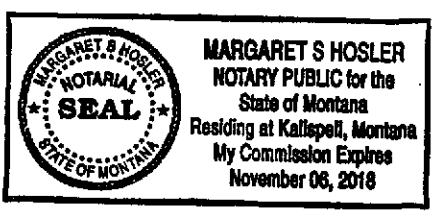
Counter signed
Leona C Bratz

State of MONTANA
County of SANDERS

I certify that I know or have satisfactory evidence that DOUGLAS A BRATZ

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Represetative of The Estate of Douglas A Bratz to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 26, 2015



Margaret S Hosler
Name: MARGARET S HOSLER
Notary Public in and for the State of MONTANA
Residing at: KALISPELL MT
My appointment expires: 11-06-2018

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11108 Peace Cliff Lane
Anacortes, WA 98221

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Tax Parcel Number(s): P103204/3858-000-061-0102

Subject to:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: JUNE 25, 2015

Counter signed
Douglas A Bratz, Personal Representative
David C Bratz Counter signed
Leona C Bratz

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Douglas A Bratz to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

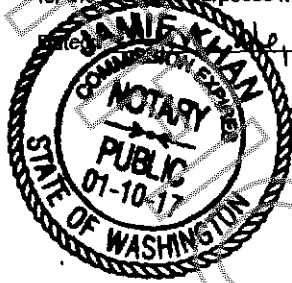
UNRECORDED DOCUMENT

State of Washington

County _____ of King

I certify that I know or have satisfactory evidence that
David C. Bratz

he is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.



Date: 2015-6/26/15

Name: Jamie Khan
Notary Public in and for the State of WA
Residing at: Blaine, WA
My appointment expires: 1-10-17

State of Washington

County _____ of _____

I certify that I know or have satisfactory evidence that
Leona C Bratz

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

When recorded return to:
David C Bratz and Leona C Bratz
11108 Peace Cliff Lane
Anacortes, WA 98221

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) Douglas A. Bratz, Personal Representative of the Estate of Louis E. Bratz, Jr., Deceased
and David C. Bratz, a married person,

for and in consideration of in hand paid, bargains, sells, and conveys to

David C. Bratz and Leona C. Bratz, Husband and wife

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

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Abbreviated Legal: PTN LOTS 1 AND 2 SKAGIT COUNTY SHORT PLAT NO. 31-90

Tax Parcel Number(s): P103204/3858-000-061-0102

Subject to:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: JUNE 25, 2015

Counter Signed
Douglas A Bratz, Personal Representative

Counter Signed
David C Bratz

Leona C. Bratz
Leona C Bratz

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Personal Representative of The Estate of Douglas A Bratz to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington

County _____ of King

I certify that I know or have satisfactory evidence that
David C. Bratz

he is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington

County _____ of Snohomish

I certify that I know or have satisfactory evidence that
Leona C Bratz

she is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 26, 2015

Name: Todd Hubbard
Notary Public in and for the State of Washington
Residing at: Clyde
My appointment expires: 12/12/2016

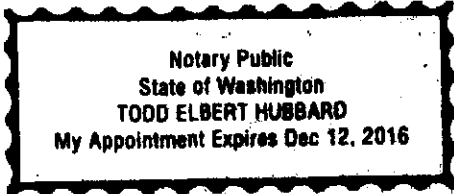


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103204 / 3858-000-061-0102

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 31-90 as approved February 6, 1991, and recorded February 8, 1991, in Volume 9 of Short Plats, pages 313 through 315, under Auditor's File No. 9102080001, records of Skagit County, Washington; being a portion of Lots 60 and 61, Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

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

BEGINNING at the Northeast corner of said Lot 2, SKAGIT COUNTY SHORT PLAT NO. 31-90;
Thence South 89 degrees 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 degrees 08'37" West for a distance of 142.54 feet;
Thence North 82 degrees 26'13" West for a distance of 239.02 feet, more or less, to the West line of said Lot 2;
Thence North 7 degrees 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 degrees 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 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, SKAGIT COUNTY SHORT PLAT NO. 31-90;
Thence South 89 degrees 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 degrees 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 degrees 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 degrees 56'00" East for a distance of 161.23 feet;
Thence South 64 degrees 08'36" East for a distance of 125.53 feet;
Thence South 0 degrees 04'00" East for a distance of 60.00 feet;
Thence North 89 degrees 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 degrees 18' 22" West from the POINT OF BEGINNING;
Thence South 3 degrees 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, SKAGIT COUNTY SHORT PLAT NO. 31-90 described as follows:

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

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACO BEACH:
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 6, 1972
Auditor's No(s): 773630, records of Skagit County, Washington
In favor of: Owners of Lots 57 through 62
For: Well, water line and roadway
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 30, 1980
Auditor's No(s): 8007300003, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement for private road, access and utilities as disclosed by Short Plat No. 114-78, approved September 26, 1980, recorded in Volume 4 of Short Plats, page 185, records of Skagit County, Washington.
5. Easement for ingress and egress over a right of way not to exceed 20 feet in width to be established by Estvold Development Company as disclosed by numerous Deeds of record
6. Agreement, including the terms and conditions thereof; entered into;
By and Between: Adjacent property owners
Recorded: June 14, 1990
Auditor's No.: 9006140092, records of Skagit County, Washington
Providing: Definition of location easements
7. Agreement, including the terms and conditions thereof; entered into;
By and Between: Adjacent property owners
Recorded: August 29, 1990
Auditor's No.: 9008290036, records of Skagit County, Washington
Providing: Definition of location of easements
8. Agreement, including the terms and conditions thereof; entered into;
By and Between: Adjacent property owners
Recorded: August 29, 1990
Auditor's No.: 9008290037, records of Skagit County, Washington
Providing: Definition of location of easements
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 22, 1991
Auditor's No(s): 9102220064, records of Skagit County, Washington
Executed By: Skagit County Public Works Department
For: Establish the standard 60 foot ingress, egress and utilities easement over said lots
10. Correction easement and Maintenance Agreement among adjacent property owners recorded December 17, 2002, under Auditor's File No. 200212170077, records of Skagit County, Washington.
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 23, 1980
Auditor's No.: 8009230005, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

- In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
12. Correction easement and Maintenance Agreement among adjacent property owners recorded December 17, 2002, under Auditor's File No. 200212170076, records of Skagit County, Washington
13. Confirmation of easement recorded May 30, 2000, under Auditor's File No. 200005300129, records of Skagit County, Washington.
14. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 16, 1987
Auditor's No.: 8712160036, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 23, 1992, August 29, 1990, and June 14, 1990
Auditor's No(s): 9201230102, 9008290037, 9008290036 and 9006140092, records of Skagit County, Washington
In favor of: Cascade Natural Gas, et al
For: Utilities
16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 31-90:

Recording No: 9102080001
17. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: December 15, 1966 and November 29, 1966
Auditor's No(s): 692196 and 691482, records of Skagit County, Washington
In favor of: Estvold Development Company
For: Road right-of-way and underground water line
18. Easement, including the terms and conditions thereof, declared by instrument(s);
Recorded: August 27, 1993
Auditor's No(s): 9308270088, records of Skagit County, Washington
In favor of: Future owners
For: Ingress, egress and utilities
Affects: Westerly portion of said premises as delineated in said document
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 1991
Recording No.: 9107170042
Affects: Portion of said premises
20. Agreement of Location of Easement and the terms and conditions thereof:

Recording Date: January 23, 1992
Recording No.: 9201230102
21. Road Cost Sharing Agreement and the terms and conditions thereof:

Recording Date: January 13, 2006
Recording No.: 200601130159

EXHIBIT "B"

Exceptions
(continued)

22. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: September 25, 2006
Recording No.: 200609250073

23. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: January 22, 2008
Recording No.: 200801220149

24. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment Survey:

Recording No: 201406230050

25. Water View Easement and the terms and conditions thereof:

Recording Date: March 12, 2010
Recording No.: 201003120089

26. Water View Easement and the terms and conditions thereof:

Recording Date: March 12, 2010
Recording No.: 201003120090

27. Water View Easement and the terms and conditions thereof:

Recording Date: June 20, 2014
Recording No.: 201406200047