



200809250073

Skagit County Auditor

9/25/2008 Page 1 of 14 1:36PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

QUIT CLAIM DEED
(Boundary Line Adjustment)

Grantor: Louis E. Bratz, Jr.

Grantee: Louis E. Bratz, Jr.

Legal Description: ptns Lots 1, 2 and 3, S/P PL 31-90

Assessor's Property Tax Parcel or Account Nos.: P61865; P103204; P61864

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 18th day of SEPT, 2008, between Louis E. Bratz, Jr., an unmarried person, Grantor, and Louis E. Bratz, Jr., an unmarried person, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the three parcels described in Exhibits A, B & C hereto (Lots 1, 2 and 3 of Short Plat 31-90).
- b. The said owner wishes to adjust and reconfigure the boundaries between the said three lots as depicted on the map attached hereto as Exhibit J.
- c. The description of the portion of Lot 1 to be incorporated into Lot 2 is set forth in the attached Exhibit D. The description of the portion of Lot 2 to be incorporated into Lot 1 is set forth in the attached Exhibit E. The description of the portion of Lot 2 to be incorporated into Lot 3 is set forth in the attached Exhibit F.
- d. The description of the adjusted boundaries of Lot 1 is set forth in the attached Exhibit G. The description of the adjusted boundaries of Lot 2 is set forth in the attached Exhibit H. The description of the adjusted boundaries of Lot 3 is set forth in the attached Exhibit I.

Conveyance

Therefore, in consideration of the said boundary line adjustment, grantor does hereby QUIT CLAIM to the grantee all of his interest in the following real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits D, E & F, attached hereto.

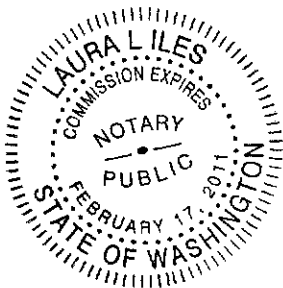
DATED: September 18, 2008.

Louis E. Bratz Jr.
LOUIS E. BRATZ, Jr.

STATE OF WASHINGTON)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Louis E. Bratz, Jr., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of September, 2008.



Laura L. Iles
NOTARY PUBLIC in and for the State of Washington, residing at
Anacortes
My commission expires: 2-17-11
Name: Laura L. Iles

3125
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 25 2008

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



200809250073
Skagit County Auditor

Exhibit "A"

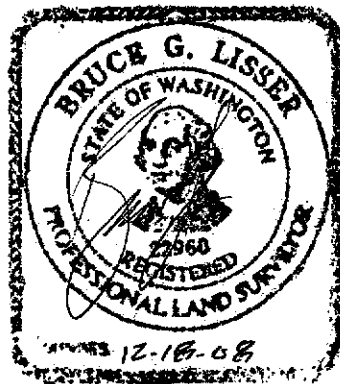
**Lot 1 Short Plat No. 31-90
Property Prior to Boundary Line Adjustment
(P-61865)**

Lot 1, 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.

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.



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Skagit County Auditor

Exhibit "B"

**Lot 2 Short Plat No. 31-90
Property Prior to 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.

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.



8-28-08



200809250073
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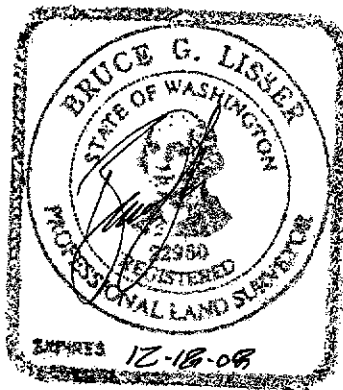
Exhibit "C"

**Lot 3 Short Plat No. 31-90
Property Prior to Boundary Line Adjustment
(P-61864)**

Lot 3, 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.

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.



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Exhibit "D"

Portion of Lot 1 (P-61865) to Lot 2 (P-103204)

That portion of Lot 1, 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. described as follows:

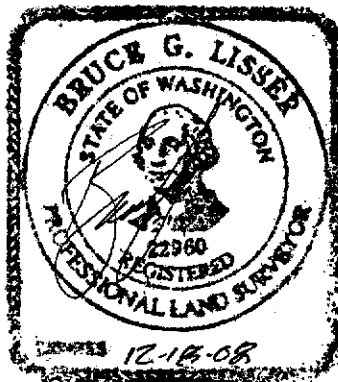
BEGINNING at the Southeast corner of said Lot 1, Short Plat No. 31-90;
thence South $89^{\circ}56'00''$ West along the South line of said lot for a distance of 233.55 feet;
thence North $64^{\circ}08'37''$ East for a distance of 52.67 feet, more or less, to a point bearing North $83^{\circ}02'50''$ West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

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 2,676 square feet

The above-described property will be combined or aggregated with contiguous property to the south owned by the Grantee (P-103204).



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Exhibit "E"

Portion of Lot 2 (P-103204) to Lot 1 (P-61865)

That portion of 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. 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.

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 14,848 square feet

The above-described property will be combined or aggregated with contiguous property to the north owned by the Grantee (P-61865).



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Skagit County Auditor

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Exhibit "F"

Portion of Lot 2 (P-103204) to Lot 3 (P-61864)

That portion of 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. described as follows:

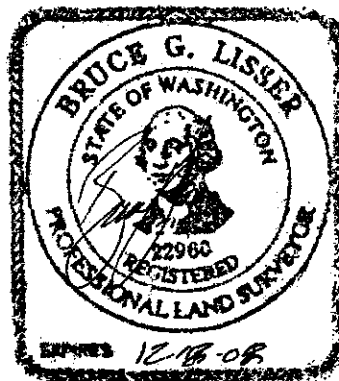
BEGINNING at the Southeast corner of said Lot 2, Short Plat No. 31-90;
thence South 89°56'00" West along the South line of said Lot 2 for a distance of 646.67 feet, more or less, to the Southwest corner of said Lot 2;
thence North 5°41'00" East along the West line of said Lot 2 for a distance of 128.42 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.

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 61,339 square feet

The above-described property will be combined or aggregated with contiguous property to the south owned by the Grantee (P-61864).



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Skagit County Auditor

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Exhibit "G"

**Lot 1 Short Plat No. 31-90
After Boundary Line Adjustment
(P-61865)**

Lot 1, 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 1 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.

TOGETHER WITH 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, 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.

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 108,909 square feet, 2.5 acres



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8-28-08

Exhibit "H"

**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.



200809250073
Skagit County Auditor

UNRECORDED DOCUMENT

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



8-28-08



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Exhibit "I"

**Lot 3 Short Plat No. 31-90
After Boundary Line Adjustment
(P-61864)**

Lot 3, 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.

TOGETHER WITH that portion of 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.

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 167,964 square feet, 3.86 acres



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Skagit County Auditor

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

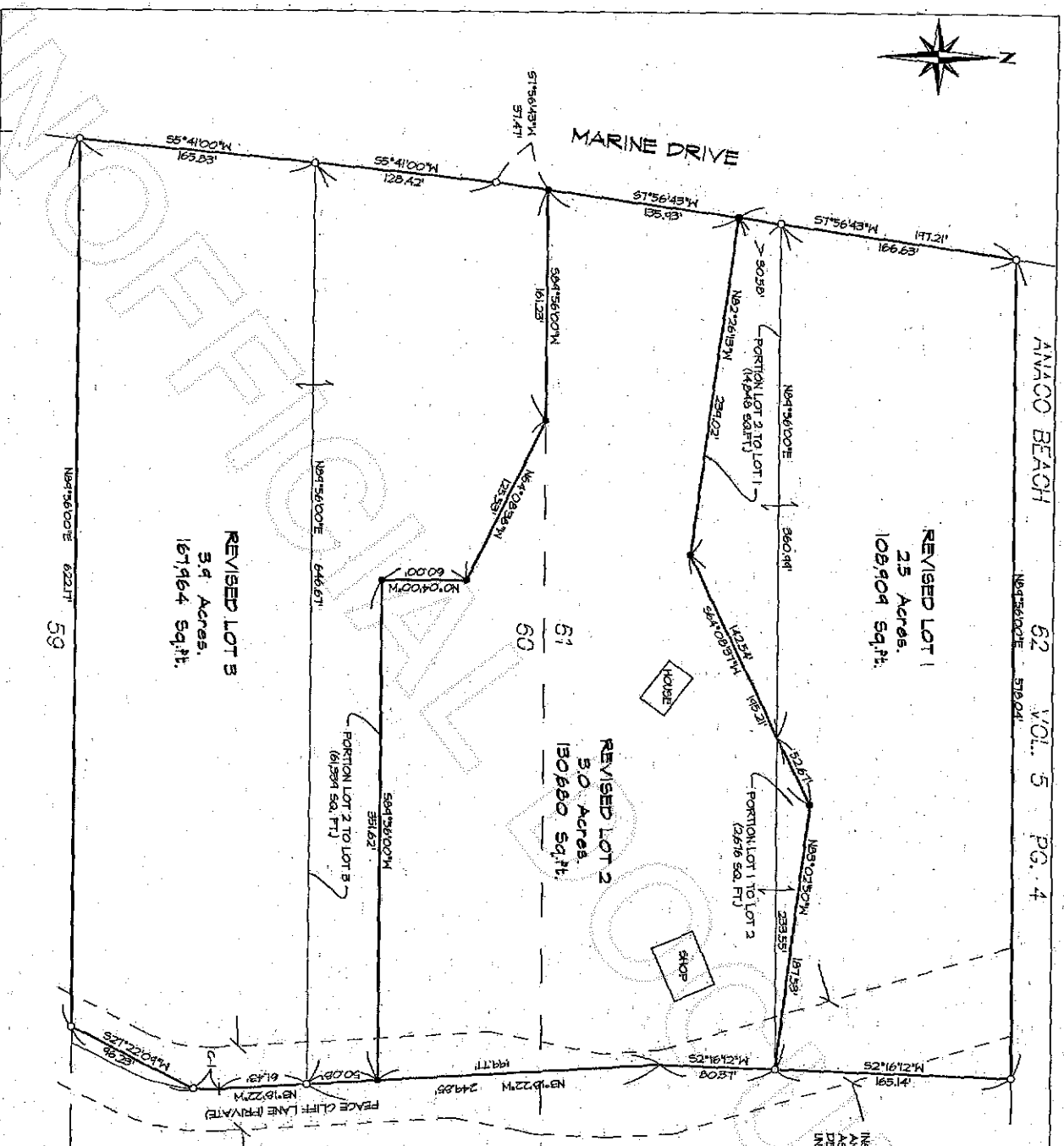
Skagit County

By: Maed Roeder
Title: Senior Planner

Date: 9/23/2008



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Skagit County Auditor



ANACO BEACH
 62 VOL. 5 PG. 4
 184756007E 57804

REVISED LOT 1
 2.5 Acres.
 108,904 Sq. Ft.

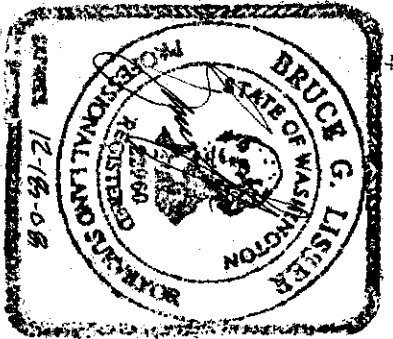
REVISED LOT 2
 5.0 Acres.
 130,880 Sq. Ft.

REVISED LOT 3
 3.4 Acres.
 167,964 Sq. Ft.

184756007E 62217 59

INDETERS, EGRESS,
 AND UTILITIES EASEMENT.
 THE MODIFIED EASEMENT
 INDEX A/FI NO. 1502071008B

SP. 31-90



9-19-08

60' PRIVATE ROAD AND
 UTILITY EASEMENT FOR
 SPORT FLAT B1-10

C-1
 R = 150.00'
 A = 8°03'30"
 L = 18.22'

HP 2ND PER 20	LISER & ASSOCIATES, PLLC	SCALE: 1" = 50'
HERDMAN, ANDREW	REGISTERED PROFESSIONAL LAND SURVEYOR	DATE: 9/19/08
BOUNDARY LINE ADJUSTMENT SURVEY LOTS 12 AND 13, SPORT FLAT B1-10 IN A PORTION OF THE NE 1/4 OF SECTION 20, T12S, N, R11E, S14W, SHELBY COUNTY, WASHINGTON FOR: LOU BRANTZ		



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