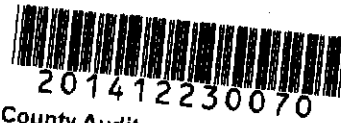


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LYLE K. WILSON, Attorney at Law
15408 Main Street, Suite 105
Mill Creek, WA 98012-9025



Skagit County Auditor
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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 Trustee of the QTIP Trust of the Janet M. Bratz Testamentary Trust, Skagit County Probate No. 07-4-00388-6
- 2.
3. Additional name(s) on page(s) 2 of document

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

1. BRATZ, STEVEN L., a married man as his separate property, an undivided one-third (1/3) interest as a tenant in common in and to Grantor's Sixty Percent (60%) interest,
2. BRATZ, DAVID C., a married man as his separate property, an undivided one-third (1/3) interest as a tenant in common in and to Grantor's Sixty Percent (60%) interest, and
3. BRATZ, DOUGLAS A., a married man as his separate property, an undivided one-third (1/3) interest as a tenant in common in and to Grantor's Sixty Percent (60%) interest
3. Additional name(s) on page(s) 2 of document

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

Lot 3, 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 page 3 of document.

Assessor's Property Tax Parcel or Account Number: P61864

- 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 Trustee of the QTIP Trust of the Janet M. Bratz Testamentary Trust, Skagit County Probate No. 07-4-00388-6, for and in consideration of transfer to trust beneficiaries upon death of surviving spouse, grants, bargains, conveys, and confirms to STEVEN L. BRATZ, a married man as his separate property, DAVID C. BRATZ, a married man as his separate property, and DOUGLAS A. BRATZ, a married man as his separate property, each an undivided one-third (1/3) interest as tenants in common in and to Grantor's Sixty Percent (60%) interest in and to the following-described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot 3, 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 FULL LEGAL DESCRIPTION DESCRIBED AS "EXHIBIT A", WHICH IS INCORPORATED HEREIN BY REFERENCE,

Tax Parcel No.: P61864.

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 15th day of December, 2014.

DOUGLAS A. BRATZ, as Trustee of the QTIP Trust of the Janet M. Bratz Testamentary Trust, Skagit County Probate No. 07-4-00388-6

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 Trustee of the QTIP Trust of the Janet M. Bratz Testamentary Trust, 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 ____ day of December, 2014.

[NOTARY SEAL]



ERIKA L. CARTER
NOTARY PUBLIC for the
State of Montana
Residing at Thompson Falls, Montana
My Commission Expires
October 04, 2016

ERIKA L. CARTER (print name), Notary Public

in and for the State of Montana, residing at Thompson Falls (city).

My commission expires 10-4-2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144886
DEC 22 2014



201412230070

Skagit County Auditor 201412230070 \$74.00
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Amount Paid \$0
Skagit Co. Treasurer
By Mam Deputy

EXHIBIT A

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 quarter 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 30°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.



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