

When recorded return to:

Michael A. Winslow
1204 Cleveland Avenue
Mount Vernon, Washington 98273



Skagit County Auditor \$76.00
3/15/2018 Page 1 of 3 1:39PM

BARGAIN AND SALE DEED

Grantor: David C. Bratz, a married man as his separate property.

Grantees: David C. Bratz and Leona C. Bratz, husband and wife.

Legal Description (abbreviated):

Portions of Lot 1 and 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, and also being a portion of the Northeast 1/4 of Section 34, Township 35 N., Range 1 E. W.M., Skagit County.

Full legal description set forth below.

**Assessor's Property Tax
Parcel or Account Nos.:** P61864, P61865

**Reference Nos of Documents
Assigned or Released:** None.

Conveyance:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1016
MAR 15 2018

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

The Grantor, for and in consideration of establishing community property, hereby bargains, sells, and conveys to the Grantees all Grantor's right, title and interest, which comprises a one-third interest as Tenants-in-Common with others, in and to the following described real estate situated in Skagit County, Washington:

Parcel A

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.

Parcel B

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.

Dated: March 14, 2018.

DCB
David C. Bratz

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that David C. Bratz is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: March 14, 2018.



Michael Winslow
Michael Winslow, Notary Public
Print Name _____
My appointment expires 1-6-20

UNOFFICIAL DOCUMENT