



201803260142

Skagit County Auditor \$78.00  
3/26/2018 Page 1 of 5 1:57PM

When recorded return to:  
Dadyco LLC  
PO Box 130  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115669

**Statutory Warranty Deed**

115669  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steven L. Bratz and Douglas A. Bratz, each as their separate estate, as their interests appear of record for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dadyco LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:  
Ptn. Lots 1-3, SP 31-90 Being a Ptn. of Lots 60 and 61, Anaco Beach

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P61864, 3858-000-068-0004, P61865, 3858-000-061-0003

slB  
Dated 3/22/2018

Steven L. Bratz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1166  
MAR 26 2018

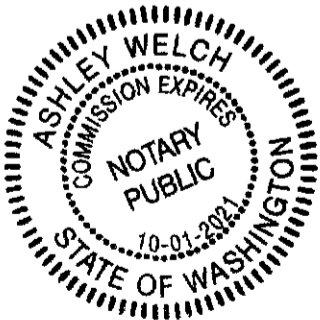
Amount Paid \$ 6,235.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Steven L. Bratz the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/22/18

Printed Name: Ashley Welch  
Notary Public in and for the State of Washington  
Residing at Kirkland WA 98034  
My appointment expires: 10/01/2021



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Dadyco LLC  
PO Box 130  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115669

### Statutory Warranty Deed

THE GRANTORS Steven L. Bratz and Douglas A. Bratz, each as their separate estate, as their interests appear of record, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dadyco LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of

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Tax Parcel Number(s): P61864, 3858-000-060-0004, P61865, 3858-000-061-0003

Dated 3/19/2018

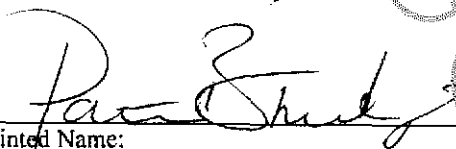
\_\_\_\_\_  
Steven L. Bratz

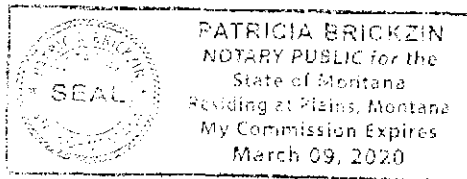
  
\_\_\_\_\_  
Douglas A. Bratz

STATE OF Washington ~~Montana~~ )  
COUNTY OF Sanders ) SS:

I certify that I know or have satisfactory evidence that Steven L. Bratz and Douglas A. Bratz, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-21-18

  
\_\_\_\_\_  
Printed Name:  
Notary Public in and for the State of Montana  
Residing at Plains  
My appointment expires: 3-9-20



Order No:

**EXHIBIT A**

**PARCEL A:**

An undivided two-thirds (2/3) interest in the following described property:

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.

TOGETHER WITH modified ingress, egress and utilities easement as described in Declaration recorded under Auditor's File No. 9308270088.

(continued on next page)

Order No:

**PARCEL B:**

An undivided two-thirds (2/3) interest in the following described property:

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 00°4'00" 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.

All situate in the County of Skagit, State of Washington.

## Exhibit B

### EXCEPTIONS:

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Anaco Beach  
Recorded: April 23, 1930  
Auditor's No.: 233177

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Reservations contained in deed from the State of Washington, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands)

D. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.