

When Recorded Return to:
DAWN M. SHANAHAN
2421 Sundown Court
Anacortes WA 98221



200706050130
Skagit County Auditor

6/5/2007 Page 1 of 3 3:35PM

Chicago Title Company - Island Division
Order No: AE11971 MM Title Order No: IC42618 ✓

STATUTORY WARRANTY DEED

THE GRANTOR GT SUNSET GARDENS, LLC, a Washington limited liability company

for and in consideration of **Five Hundred Thirty-Nine Thousand and 00/100...(\$539,000.00)**
Dollars

in hand paid, conveys and warrants to

DAWN M. SHANAHAN, an unmarried woman

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

Unit 2421, Building A, The Gardens At Sunset Cove Condominium, a condominium, according to the Declaration thereof, recorded June 1, 2007, under Auditor's File No. 200706010008 and Survey Map and Plans thereof recorded June 1, 2007, under Auditor's File No. 200706010007, records of Skagit County, Washington; being a portion of Tract G, PLAT OF SUNSET COVE ESTATES, according to the plat thereof, recorded November 29, 2000, under Auditor's File No. 200011290070, records of Skagit County, Washington.

Situated in Skagit County, Washington

2648
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Parcel Number(s): P126165

JUN 05 2007

Subject to: Restrictions, reservations and easements of record.
See Exhibit "A" attached hereto and made a part thereof.

Amount Paid \$9599.20
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated: June 4, 2007

GT SUNSET GARDENS LLC

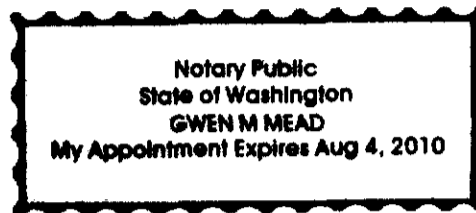
[Signature] 6-5-7
TED FILLER Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Ted Filler is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as Member of GT SUNSET GARDENS LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 5, 2007

Gwen M. Mead
Gwen M. Mead
Notary Public in and for the State of Washington
Residing at Mountlake Terrace
My appointment expires: 08/04/2010



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EXHIBIT "A"

Skagit County has established a policy for unincorporated areas to protect and encourage agricultural and forestry operations. If your real property is located near an agricultural or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments and pesticides. If conducted in compliance with local, state and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County code and shall not be subject to legal action as a public nuisance.



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Skagit County Auditor