



201101270093
Skagit County Auditor

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WHEN RECORDED RETURN TO
DOUG L. BERARD
2423 SUNDOWN COURT
ANACORTES, WASHINGTON 98221

CHICAGO TITLE

620012273



CHICAGO TITLE INSURANCE COMPANY

1315561

STATUTORY WARRANTY DEED

THE GRANTOR(S)

GT SUNSET GARDENS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

~~DOUG L. BERARD AND VICTORIA F. BERARD, HUSBAND AND WIFE~~

DOUGLAS BERARD AND VICTORIA FAZIO ~~BERARD~~, HUSBAND AND WIFE
BERARD

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

UNIT 2423, 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 ANY AMENDMENTS THEREOF 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.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

252

JAN 27 2011

Amount Paid \$

Skagit Co. Treasurer

By *nam* Deputy

Tax Account Number(s): P126166

Dated: JANUARY 17, 2011

GT SUNSET GARDENS LLC

Ted Filler
BY: TED FILLER, ITS MANAGER/MEMBER

LP610/KLC/052006

STATE OF WASHINGTON

SS

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 WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGER/MEMBER OF GT SUNSET GARDENS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1/2/11

Judith A. Williams

NOTARY SIGNATURE

PRINTED NAME: JUDITH A. WILLIAMS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT STANWOOD WA.
MY APPOINTMENT EXPIRES 10/29/14



NOTARY KDA/02100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1315561

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF SUNSET COVE ESTATES:

Recording No: 200011290070

Agreement, including the terms and conditions thereof, entered into:

By: The City of Anacortes, a municipal corporation
And Between: Sunset Cove Development LLC, a Washington Limited Liability Company
Recorded: December 30, 1999
Auditor's No.: 199912300185, records of Skagit County, Washington
Providing: Right to Plant and Maintain Landscaping
Affects: Common areas of said plat

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: November 29, 2000
Auditor's No(s): 200011290069, records of Skagit County, Washington
Executed by: Sunset Cove Development Homeowners Association

AMENDED by instrument(s):

Recorded: November 9, 2004 and October 4, 2005
Auditor's No(s): 200411090073 and 200510040074, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 29, 2000
Auditor's No(s): 200011290069, records of Skagit County, Washington
Imposed By: Sunset Cove Development Homeowners Association

Terms set forth in Decision to issue a Preliminary Plat Permit for the Woods Sunset Cove Addition Plat and the Terms and Conditions thereof;

Recorded: January 17, 2001
Auditor's File No.: 200101170034, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled By Laws of Sunset Cove Development Homeowners Association;

Recorded: January 21, 2005
Auditor's No(s): 200501210087, records of Skagit County, Washington

Certificate of Incorporation and Articles of Incorporation;

Recorded: September 14, 2004
Auditor's No(s): 200409140129, records of Skagit County, Washington

Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: June 1, 2007
Auditor's No.: 200706010008, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: August 4, 2009
Auditor's No(s): 200908040050, records of Skagit County, Washington



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Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on THE GARDENS AT SUNSET COVE CONDOMINIUM:

Recording No: 200706010007



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