

When recorded return to:
Helga H. Hilderbrand
2427 Sundown Court
Anacortes, WA 98221



201306110071
Skagit County Auditor \$74.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015172

CHICAGO TITLE
620015172

STATUTORY WARRANTY DEED

THE GRANTOR(S) GT SUNSET GARDENS LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Helga H. Hilderbrand, Trustee and Trustor of The Hilderbrand
Family Trust, dated September 10, 2002 and as amended August 26, 2010 and September 5, 2012

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

Unit 2427, 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.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126168, 4926-000-427-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620015172, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 22, 2013

GT SUNSET GARDENS LLC. a Washington limited liability company

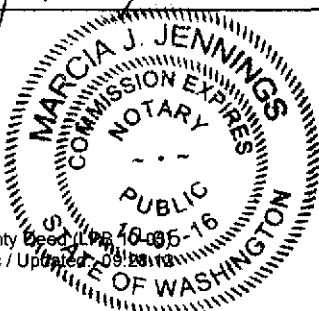
BY: Ted Filler
Ted Filler, Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ted Filler

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the 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: June 7 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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

2. 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

3. 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

4. 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

5. 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

6. 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

7. Certificate of Incorporation and Articles of Incorporation;
Recorded: September 14, 2004
Auditor's No(s): 200409140129, records of Skagit County, Washington

8. 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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SCHEDULE "B"
Special Exceptions (continued)

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 1, 2007
Auditor's No(s): 200706010008, records of Skagit County, Washington
Imposed By: The Gardens at Sunset Cove Condominium Owners Association
10. 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
11. Dues, charges and assessments, if any, levied by Sunset Cove Development Homeowners Association.
12. Liability to future assessments, if any, levied by City of Anacortes.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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