

**When recorded return to:**

Michael D. Schoppert and Elizabeth A. Schoppert  
2301 Sundown Court  
Anacortes, WA 98221



201404070073

Skagit County Auditor

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\$74.00

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620021070

**CHICAGO TITLE**  
**620021070**

**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 Michael D. Schoppert and Elizabeth A. Schoppert, a married  
couple

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

Unit 2301, Building B, THE GARDENS AT SUNSET COVE CONDOMINIUM, PHASE 2, 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  
August 4, 2009, under Auditor's File No. 200908040049, records of Skagit County, Washington

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P129862 / 4989-000-301-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620021070, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 3, 2014

**GT Sunset Gardens LLC**

BY: Ted Filler  
Ted Filler, Manager

State of Washington  
County of Skagit

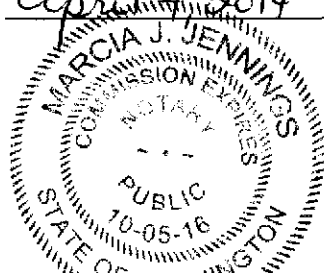
**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20141091  
APR 07 2014

Amount Paid \$ 6003.60  
Skagit Co. Treasurer  
By Mam Deputy

I certify that I know or have satisfactory evidence that Ted Filler is 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 Manager 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: April 4, 2014



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 and October 7, 2013  
Auditor's No(s): 200908040050 and 201310070171, records of Skagit County, Washington



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## SCHEDULE "B"

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. 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 PHASE 2:
- Recording No: 200908040049
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by The Garden at Sunset Cove Condo Association.
14. Dues, charges and assessments, if any, levied by Sunset Cove Development Homeowners Association.
15. 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 or if second half 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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