

**When recorded return to:**  
Peter J. Matuszak and Kathryn J. Matuszak  
2306 Sundown Ct  
Anacortes, WA 98221



201303280117  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017993

CHICAGO TITLE  
620017993

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) GT DEVELOPMENT, INC.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Peter J. Matuszak and Kathryn J. Matuszak, husband and wife

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

Unit C-202, "SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM", a condominium, according to the Survey Map and Plans thereof recorded December 20, 2006, under Auditor's File No. 200612200020, Declaration recorded May 4, 2006, under Auditor's File No. 200605040035, and any amendment(s) thereto, in Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117886 / 4890-003-202-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 27, 2013

GT DEVELOPMENT, INC.

BY: Ted Filler  
Ted Filler Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131069  
MAR 28 2013

Amount Paid \$ 10,151.00  
Skagit Co. Treasurer  
By mem Deputy

STATUTORY WARRANTY DEED

(continued)

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 President of GT Development Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-27-13

Cassandra M. Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-17



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**EXHIBIT "A"**  
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: 20011290070

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 covenants 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 applicable law;  
Recorded: November 9, 2004  
Auditor's No(s): 200411090073, records of Skagit County, Washington  
Executed by: Sunset Cove Development Homeowners Association

Said instrument is a re-recording of instrument (s);  
Recorded: November 29, 2000  
Auditor's File No(s): 200011290069, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: October 4, 2005  
Auditor's No(s): 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 9, 2004  
Auditor's No(s): 200411090073, records of Skagit County, Washington  
Imposed By: Sunset Cove Development Homeowners Association

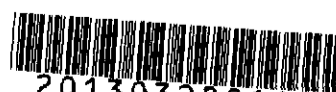
Said instrument is a re-recording of instrument (s);  
Recorded: November 29, 2000  
Auditor's File No(s): 200011290069, records of Skagit County, Washington

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 Homeowner's Association;

Recording Date: January 21, 2005  
Recording No.: 200501210087

7. 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: May 4, 2006



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## EXHIBIT "A"

### Exceptions

Auditor's No.: 200605040035, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006, December 20, 2006, August 4, 2009 and December 10, 2009

Auditor's No(s): 200605260013, 200612200021, 200908040051 and 200912100045 records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 4, 2006  
Auditor's No(s): 200605040035, records of Skagit County, Washington
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 14, 2007  
Auditor's No(s): 200702140049, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Broadband Communications System
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 CREST AT SUNSET COVE CONDOMINIUM:  
  
Recording No: 200605040034
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 SECOND AMENDMENT TO THE CREST AT SUNSET COVE:  
  
Recording No: 200612200020
12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Sunset Cove Development Homeowners Association.
14. Dues, charges and assessments, if any, levied by The Crest at Sunset Cove Condominium Owners Association.
15. Liability to future assessments, if any, levied by City of Anacortes

#### 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



**EXHIBIT "A"**  
Exceptions

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

UNOFFICIAL DOCUMENT



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