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Skagit County Auditor \$75.00
6/1/2017 Page 1 of 3 2:04PM

AFTER RECORDING RETURN TO:

Scot S. Swanson
Belcher Swanson Law Firm PLLC
900 DUPONT ST.
BELLINGHAM, WA 98225

Document Title:	Assignment of Special Declarant Rights and Development Rights
Assignor:	GT Sunset Gardens LLC, a Washington limited liability company
Assignor:	GT Investment Properties LLC, a Washington limited liability company
Legal Description:	Tract G, Flat of Sunset Cove Estates, according to Plat thereof
Tax Parcel ID#:	P117861, P117862, P117863, P117864, P117865, P117866, P117867, P117868, P117869, P117870, P117871, P117872, P117873, P117874, P117875, P117876, P126165, P126166, P126167, P126168, P126169, P129862, P129863, P129864, and P129865
AF Nos. Affected:	20070601008, 200908040050, 201308280135, 201310070171 and 201612200041

ASSIGNMENT OF SPECIAL DECLARANT RIGHTS AND DEVELOPMENT RIGHTS

This Assignment of Special Declarant Rights and Development Rights ("Assignment") is made and entered into as of this 31st day May, 2017 by and between GT Sunset Gardens LLC, a Washington limited liability company ("Assignor") and GT Investment Properties LLC, a Washington limited liability company ("Assignee").

RECITALS:

- A. Assignor was the Declarant of The Gardens at Sunset Cove Condominium ("Condominium"). Assignor reserved Special Declarant Rights and Development Rights to the Declarant under the Condominium Declaration of Covenants, Conditions, Restrictions and Reservations for The Gardens at Sunset Cove Condominium, recorded at Skagit County Auditor's File No. 200706010008 (the "Declaration").
- B. On August 28, 2013, a Quit Claim Deed purporting to convey title to a portion of the property subject to Condominium Declaration was recorded in the real property records of Skagit County under Auditor's file no. 201308280135, but the Quit Claim Deed did not expressly state a transfer of special declarant rights under RCW 64.34.316.

- C. On October 7, 2013, Assignor recorded an amendment to the Declaration under Auditor's file no. 201310070171 for the purpose of terminating the period of the Declarant control of the Condominium association.
- D. Assignor desires to transfer to Assignee all Special Declarant Rights and Development Rights reserved to the Declarant in the Declaration.
- E. Assignee desires to confirm the October 7, 2013 amendment to the Declaration terminating the period of the Declarant control of the Condominium association.

NOW, THEREFORE, the parties agree as follows:

1. Transfer of the Development Rights and Special Declarant Rights. Assignor hereby assigns, transfers, conveys, and quit claims to Assignee all Special Declarant Rights and Development Rights described in the Condominium Declaration, as amended and shown on the Survey Map and Plans recorded at Skagit County Auditor's File No. 200706010007 as amended. Assignee accepts that assignment and assumes all the Special Declarant Rights and Development Rights.
2. Ratification of Declaration Amendment. Assignee hereby confirms period of Declarant control of the Condominium association was terminated by the amendment to the Declaration recorded on October 7, 2013 under Auditor's file no. 201310070171.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the day and year first above written.

ASSIGNOR:

ASSIGNEE:

GT SUNSET GARDENS LLC

GT INVESTMENT PROPERTIES LLC

By TJ Gilber
 Its Member / Secretary

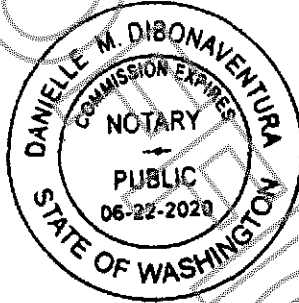
By TJ Gilber
 Its Member / Secretary

STATE OF WASHINGTON)
) ss.
 COUNTY OF ~~WHATCOM~~ Skagit)

On this 1 day of ~~May~~ ^{June}, 2017 before me personally appeared Ted Filler to me known to be the Secretary of GT Sunset Gardens LLC, a limited liability company, who executed the within and foregoing instrument to be the free and voluntary act and deed of said

limited liability company for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

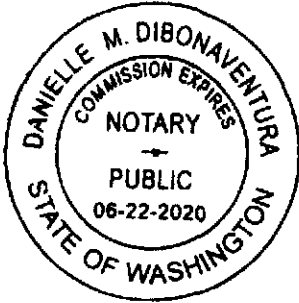


[Signature]
PRINTED NAME: Danielle M. DiBona Ventura
Notary Public in and for the State of Washington,
residing at Mt. Vernon
My commission expires: 6-22-20

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

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to me known to be the Secretary of GT Investment Properties LLC, a limited liability
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