

When Recorded Return To:

Michael Dahl
801 2nd Street
Mukilteo, WA 98275

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20262487
Date 08/03/2026

STATUTORY WARRANTY DEED

(RCW 64.04.030)

Document Title(s): Statutory Warranty Deed

Grantor(s): MICHAEL DAILL and SONIA DAILL, husband and wife

Grantee(s): MICHAEL DAHL, as his separate estate

Abbreviated Legal: Ptn. Lots 5, 6 and 7, Block 1, Everett's Garden Tracts, Supplemental Addition to Cement City, Vol. 3 of Plats, Page 77, Skagit County, WA

Tax Parcel Number(s): P70864 / 4062-001-006-0009

Reference Number(s) of Documents Assigned or Released: N/A

THE GRANTORS, MICHAEL DAILL and SONIA DAILL, husband and wife, whose address is 801 2nd Street, Mukilteo, Washington 98275, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, convey and warrant to MICHAEL DAILL, as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION

(0.4946 ac) THAT PORTION OF LOT 6, BLOCK 1, EVERETT'S GARDEN TRACTS, SUPPLEMENTAL ADDITION TO CEMENT CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED AUGUST 23, 1960, AND SEPTEMBER 20, 1971, UNDER AUDITOR'S FILE NUMBERS 597903 AND 758257, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 5, BLOCK 1, EVERETT'S GARDEN TRACTS, SUPPLEMENTAL ADDITION TO THE TOWN OF CEMENT CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED AUGUST 23, 1960, AND SEPTEMBER 20, 1971, UNDER AUDITOR'S FILE NUMBERS 597903 AND 758257, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MONUMENT, MARKING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID PLAT, SAID MONUMENT BEING DESCRIBED BY THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 202011030187, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE

NORTH 7°05'00" EAST 150.06 FEET TO THE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT PER SAID SURVEY; THENCE CONTINUE NORTH 7°05'00" EAST 86.76 FEET ALONG THE EAST LINE OF SAID LOT 5; THENCE NORTH 75°07'43" WEST 73.53 FEET TO THE TRUE POINT OF BEGINNING OF THIS PORTION; THENCE CONTINUE NORTH 75°07'43" WEST 47.24 FEET; THENCE SOUTH 14°52'59" WEST 22.33 FEET; THENCE NORTH 74°38'57" WEST 2.34 FEET TO THE WEST LINE OF SAID LOT 5 PER SAID SURVEY; THENCE NORTH 7°05'00" EAST 114.80 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 20 PER SAID SURVEY; THENCE SOUTH 75°32'03" EAST ALONG SAID MARGIN 52.58 FEET; THENCE SOUTH 7°05'00" WEST 92.66 FEET TO THE TRUE POINT OF BEGINNING OF THIS PORTION.

ALSO TOGETHER WITH THAT PORTION OF LOT 7, BLOCK 1, EVERETT'S GARDEN TRACTS, SUPPLEMENTAL ADDITION TO THE TOWN OF CEMENT CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED AUGUST 23, 1960, AND SEPTEMBER 20, 1971, UNDER AUDITOR'S FILE NUMBERS 597903 AND 758257, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MONUMENT, MARKING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID PLAT, SAID MONUMENT BEING DESCRIBED BY THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 202011030187, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 7°05'00" EAST 150.06 FEET TO THE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 5, BLOCK 1 OF SAID PLAT PER SAID SURVEY; THENCE NORTH 82°55'00" WEST 250 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 1 OF SAID PLAT PER SAID SURVEY; THENCE NORTH 7°05'00" EAST 99.50 FEET ALONG THE EAST LINE OF SAID LOT 7 PER SAID SURVEY TO THE TRUE POINT OF BEGINNING OF THIS PORTION; THENCE CONTINUE NORTH 7°05'00" EAST ALONG SAID EAST LINE 112.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 20 PER SAID SURVEY; THENCE NORTH 75°32'03" WEST ALONG SAID MARGIN 18.10 FEET; THENCE SOUTH 10°36'43" WEST 111.76 FEET; THENCE SOUTH 74°38'57" EAST 25.09 FEET TO THE TRUE POINT OF BEGINNING OF THIS PORTION.

EXCEPT THAT PORTION OF LOT 6, BLOCK 1, EVERETT'S GARDEN TRACTS, SUPPLEMENTAL ADDITION TO THE TOWN OF CEMENT CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED AUGUST 23, 1960, AND SEPTEMBER 20, 1971, UNDER AUDITOR'S FILE NUMBERS 597903 AND 758257, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MONUMENT, MARKING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID PLAT, SAID MONUMENT BEING DESCRIBED BY THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 202011030187, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 7°05'00" EAST 150.06 FEET TO THE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT PER SAID SURVEY; THENCE NORTH 82°55'00" WEST 125 FEET TO THE SOUTHEAST CORNER OF LOT 6 PER SAID SURVEY AND THE TRUE POINT OF BEGINNING OF THIS PORTION; THENCE CONTINUE NORTH 82°55'00" WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 PER SAID SURVEY; THENCE NORTH 7°05'00" EAST 99.50 FEET ALONG THE WEST LINE OF SAID LOT 6 PER SAID SURVEY; THENCE SOUTH 74°38'57" EAST 126.31 FEET TO THE EAST LINE OF SAID LOT 6 PER SAID SURVEY; THENCE SOUTH 7°05'00" WEST ALONG SAID EAST LINE 81.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS PORTION.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number: P70864 / 4062-001-006-0009

Property Address: 46346 State Route 20, Concrete, WA 98237

Subject to: Covenants, conditions, restrictions, easements, reservations, and agreements of record, if any; real property taxes and assessments not yet due and payable; and rights of the public in and to any portion of the premises lying within roads, streets, or highways.

The Grantors further state that this conveyance is intended to vest title in the Grantee as his separate estate, and Sonia Dahl hereby joins in this conveyance for the purpose of conveying any and all community property interest she may have in the above-described real property.

Dated this 31st day of July, 20 .26

GRANTORS: 

MICHAEL DAHL

Grantor:

Date: 07/31/2026



SONIA DAHL

Grantor:

Date: 07/31/2026

STATE OF **VIRGINIA**)

) ss.

COUNTY OF Chesterfield)

I certify that I know or have satisfactory evidence that **MICHAEL DAHL** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 07/31/2026

Vera Monae' Johnson

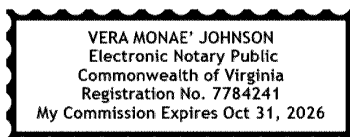
Notary Public Signature

Print Name: Vera Monae' Johnson

Notary Public in and for the State of Virginia

My commission expires: 10/31/2026

(Seal / Stamp)



This notarial act was an online notarization

STATE OF VIRGINIA)
) ss.
COUNTY OF Chesterfield

I certify that I know or have satisfactory evidence that SONIA DAILL is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 07/31/2026

Vera Monae' Johnson

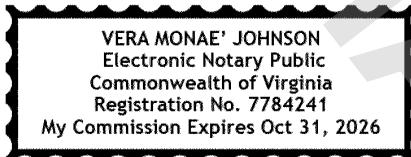
Notary Public Signature

Print Name: Vera Monae' Johnson

Notary Public in and for the State of Virginia

My commission expires: 10/31/2026

(Seal / Stamp)



This notarial act was an online notarization