

AFTER RECORDING MAIL TO:

Michael Dahl and Sonia Dahl
1108 143rd St SW
Lynnwood, WA 98087



201705100045

Skagit County Auditor \$75.00
5/10/2017 Page 1 of 3 11:43AM

CHICAGO TITLE
620029910

STATUTORY WARRANTY DEED

Escrow No. 17010012LC
Title Order No. 620029910

THE GRANTOR(S) Property Possibilities, LLC, a Washington Limited Liability Company
for and in consideration of Ten Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Michael Dahl and Sonia Dahl, a married couple
the following described real estate, situated in the County of Skagit State of Washington:

See attached Exhibit "A"

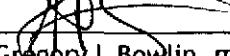
Abbreviated Legal: (Required is full legal not inserted above) Lot(s): Ptn 4-7 Block: 1 Everett's
Garden Tracts, Suppl add. to Cement City

Tax Parcel Number(s): P70864/P70858/P70861/P70866

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of
record, if any, along with those delineated in Preliminary Title Commitment 620029910, issued by
Chicago Title Insurance Company, and set forth in Exhibit "B" attached hereto and by this reference
made a part thereof.

Dated: May 5, 2017


Property Possibilities, LLC

BY: 
Gregory L. Bowlin, member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172002
MAY 10 2017

Amount Paid \$ 2549.00

By  Deputy

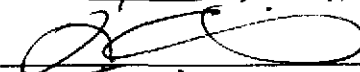
STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Gregory L. Bowlin is the person who appeared
before me, and said person acknowledged that he signed this instrument, on oath stated that he was
authorized to execute the instrument and acknowledged it as the Member of Property Possibilities, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9th day of May, 2017.


Felicia Marie Cisneros
Notary Public in and for the State of Washington
residing at Helington
My Commission Expires: 11-28-2017

FELICIA MARIE CISNEROS
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 11-28-2017

EXHIBIT "A"
Legal Description

That portion of the following described tract of land 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 No. 597903 and 758257, records of Skagit County, Washington, as follows:

Lots 4, 5, 6, and 7, 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;

TOGETHER WITH the vacated East 30 feet of Everett Avenue, adjoining said Lot 7 on the West;

EXCEPT that portion of vacated Everett Avenue conveyed to the State of Washington by Deed dated July 25, 1960, and recorded August 23, 1960, under Auditor's File No. 597903, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 1, 1986

Auditor's No(s): 8610010043, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Northerly 10 feet of said premises

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Everett's Garden Tracts, Supplemental Addition to Cement City:

Recording No: 73081

Enforcement Notice, including the terms, covenants and provisions thereof;

Recording Date: September 25, 2014

Recording No.: 201409250067

Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

Assessments, if any, levied by Town of Concrete.

City, county or local improvement district assessments, if any.