



200402250101

Skagit County Auditor

2/25/2004 Page

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1 2:18PM

AFTER RECORDING MAIL TO:

JAMES A. RICCARDI, JULIE M. RICCARDI

5855 SANDS WAY, APT. A

ANACORTES, WA 98221

A80253

Filed for Record at Request of First American Title of Skagit County

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A80253-E-1

THE GRANTOR STEVEN C. MASON and TERESA A. MASON, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JAMES A. RICCARDI and JULIE M. RICCARDI, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lots 15, 16 and 17, Block 93, "MAP OF THE CITY OF ANACORTES", according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; EXCEPT the West 10 feet of said Lot 15.

Assessor Parcel # 3712-093-017-0006 P55580  
 "This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

Dated February 20, 2004.

STEVEN C. MASON

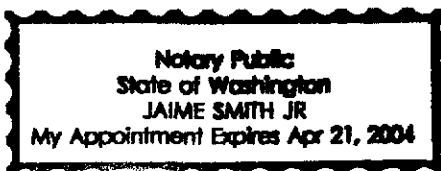
TERESA A. MASON

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that STEVEN C. MASON and TERESA A. MASON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 24 Feb 04



Notary Public in and for the State of Washington

Residing at Anacortes Shore 15, WA 98296

My appointment expires: 21 April 04

831

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

LPB-10

FEB 25 2004

Amount Paid \$2759.00  
 Skagit Co. Treasurer  
 By *man* Deputy