

AFTER RECORDING MAIL TO:
Mr. and Mrs. William K. Jones
14846 Jefferson Street
Anacortes, WA 98221



200403310095
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A80803

FIRST AMERICAN TITLE CO.
A80803-E-1

Statutory Warranty Deed

Grantor(s): Lucien J. D'Amelio and Mary-Jean D'Amelio
Grantee(s): William K. Jones and Sharon P. Jones
Assessor's Tax Parcel Number(s): 4103-000-017-0009 (P73370)

THE GRANTOR Lucien J. D'Amelio and Mary Jean D'Amelio, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to William K. Jones and Sharon P. Jones, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 17, "DAWN ADDITION, FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 7 of Plats, Page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the North 1/2 of vacated Bayview Street that would attach to said property by operation of law;

Parcel "B":

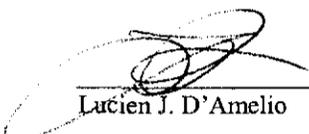
A non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by Warren Kincaid, et ux, by instruments recorded July 16, 1971, under Auditor's File No. 755474, records of Skagit County, Washington;

EXCEPT that portion thereof, if any, of the West 27 feet of Lots 14 and 22, inclusive, Block 187, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out;

AND, ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street, described in said easement which may lie beyond the line of mean low tide.

"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: March 29, 2004


Lucien J. D'Amelio


Mary Jean D'Amelio

1496
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 31 2004

Amount Paid \$ 2983.50
By:  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lucien J. D'Amelio and Mary-Jean D'Amelio, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

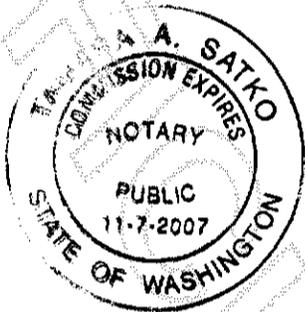
Dated: 3/30/04

Kamasa A Satko

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 11/7/07



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