

AFTER RECORDING MAIL TO:

Matthew Graham George and Martha Aguilera George  
4203 Tyler Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252316

Jul 21 2025

Amount Paid \$6917.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recordors use only*

**STATUTORY WARRANTY DEED**

File No: **4221-4283187 (bf)**

Grantor(s): **Sandra J. Vaughn as her sole and separate property**

Grantee(s): **Matthew Graham George and Martha Aguilera George, a married couple**

Abbreviated Legal: **Lots 11 and 12, Moody's Addn. to the Town of Mt Vernon**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P53711/ 3742-002-012-0009**

*GNW # 25-22974*

**THE GRANTOR(S) Sandra J. Vaughn as her sole and separate property** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Matthew Graham George and Martha Aguilera George, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lots 11 and 12, Block 2, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON" as per plat recorded in Volume 2 of Plats, Page 106, records of Skagit County, Washington.**

Subject To: 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.

APN: P53711/ 3742-002-012-0009

Statutory Warranty Deed  
- continued

File No.: 4221-4283187 (bf)

Dated: July 18, 2025

Sandra J. Vaughn  
Sandra J. Vaughn

STATE OF Washington )  
COUNTY OF Skagit )-ss  
)

This record was acknowledged before me on July 18, 2025 by **Sandra J. Vaughn.**

Michele Phillips  
Notary Public Michele Phillips  
My commission expires: 8-13-2028

