



202510080042

10/08/2025 12:22 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:

Cynthia C McGuiness
3807 Seneca Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3294
OCT 08 2025

Amount Paid \$0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR(S) Cynthia C. McGuiness, as her separate property

for and in consideration of mother to mother and son

in hand paid, conveys and quit claims to Cynthia C. McGuiness, an unmarried person and Sean C. McGuiness, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington

together with all after acquired title of the grantor(s) herein:

Lot 40, thunderbird East Second Addition, as per plat recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

4411-000-040-0007/P81817

Dated: 9/19/2025

Cynthia Collbran McGuiness

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.

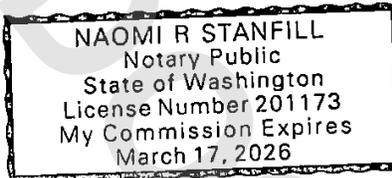
Cynthia C. McGuiness
Cynthia C. McGuiness

S. McG.
Sean C. McGuiness

State of Washington
County of Skagit

This record was acknowledged before me on September 19, 2025 by Cynthia C. McGuiness
(date) by (name(s) of individuals) NRS

Naomi R. Stanfill
(Signature of notary public)



Notary
(Title of office)
My commission expires: 03-17-26
(date)