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04/15/2024 03:37 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0242
APR 15 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: DAVID TORRETTA, as Personal Representative
of the ESTATE OF WILMA FAYE TORRETTA
Skagit County Superior Court Case No. 23-4-00121-29

GRANTEE: DAVID TORRETTA, as Trustee of the Credit Trust u/w
of Wilma Torretta dated July 6, 2022

Assessors Tax Parcel No: P75885 / 4150-048-029-0006

Commonly Known as: 110 and 114 Talcott St., Sedro Woolley, WA 98284

THE GRANTOR, DAVID TORRETTA, individually and as personal representative of the ESTATE OF WILMA FAYE TORRETTA (a/k/a Wilma Torretta), deceased, Skagit County Cause No. 23-4-00121-29, for and in consideration of a non-prorata distribution of the said estate and for no monetary consideration, does hereby grant and convey to GRANTEE, DAVID TORRETTA, as Trustee of the Credit Trust u/w of Wilma Torretta dated July 6, 2022, that certain real property situated in Skagit County, Washington, legally described as follows:

Lot 28 and 29, Block 48, "FIRST ADDITION TO THE TOWN OF SEDRO", as per Plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
03/01/2023

Estate of WILMA TORRETTA a/k/a WILMA FAYE TORRETTA	No. 23-4-00121-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of WILMA TORRETTA late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 01, 2023.
- 1.2 In that will DAVID TORRETTA is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DAVID TORRETTA is authorized by this court to execute the will of the above decedent according to law.

DATED 03/01/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

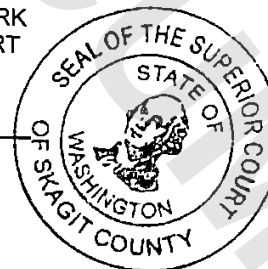
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on March 01, 2023.

I further certify that these letters are now in full force and effect.

DATED: 03/01/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk





Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.