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02/28/2022 11:06 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

File for record and return to:  
Stiles & Lehr Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

**Real Estate Excise Tax  
Exempt  
Skagit County Treasurer**

By *Jenna Thompson*  
Date *2.28.22*

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR: Gilbert M. Garcia

GRANTEES: Gilbert M. Garcia II

ADDRESSES: (1) 7342 Valley View Road, Sedro-Woolley, WA 98284  
(2) 1016 E. Orange Ave., Burlington, WA 98233  
(3) No Situs

PARCEL NUMBERS: (1) P36058; (2) P71849; (3) P122515

ABBREVIATED LEGALS: (1) Tract 2, Short Plat No. 105-79 approved 10/26/79 and recorded in Vol. 3 of Short Plats, page 203, under AF#7910290019, records of Skagit County, WA; being a ptn. of Tract 4 of Short Plat No. 128-78, located in Sect. 9, Township 35 N, Range 4 E of W.M.

(2) Lots 6 and 7, Block 79, Amended Plat of Burlington, Skagit County, WA, as per Plat recorded in Vol. 3 of Plats, records of Skagit County, WA

(3) Lot 8, Block 79, Amended Plat of Burlington, Skagit County, WA, as per Plat recorded in Vol. 3 of Plats, page 17, records of Skagit County, WA

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is Gilbert M. Garcia, whose mailing address is 7342 Valley View Road, Sedro-Woolley, WA 98284.

**LEGAL DESCRIPTIONS.** The real properties that are the subject of this Revocable Transfer on Death Deed are situated in the County of Skagit, State of Washington, and are legally described as follows:

- (1) P36058 Tract 2, short plat no. 105-79, approved October 26, 1979, and recorded in Volume 3 of Short Plats, page 203, under Auditor's File No. 7910290019, records of Skagit County, Washington; being a portion of Tract 4 of Short Plat No. 128-78, located in Section 9, Township 35 North, Range 4 East of Willamette Meridian.

Situated in Skagit County, Washington.

INCLUDING manufactured home 1988 Marlette 48x28 Serial Number COF275OAB (title eliminated)

- (2) P71849 Lot 6 and 7, Block 79, "Amended Plat of Burlington, Skagit County, Wash," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

- (3) P122515 Lot 8, Block 79, "Amended Plat of Burlington, Skagit County, Wash," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantor, Gilbert M. Garcia, designates Gilbert M. Garcia II as the primary beneficiary.

**TRANSFER ON DEATH.** The Grantor transfers all of the Grantor's interest in the described properties, including without limitation any after acquired title of the Grantor, to the beneficiaries set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE EXCISE TAX EXEMPTION.** The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

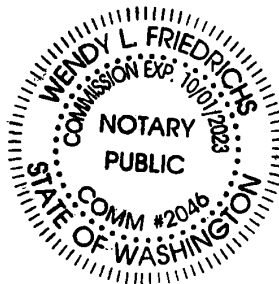
DATED This 25 day of February 2022

Gilbert M. Garcia  
Gilbert M. Garcia

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss:

On this day personally appeared before me Gilbert M. Garcia, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 25 day of February 2022



Wendy Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley, WA  
Commission Expires: 10-1-23



## 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.

EXHIBIT A