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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 0243

APR 15 2024

Amount Paid \$ ~~0~~  
By Skagit Co. Treasurer  
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, an unmarried man, as his separate  
property

**Assessors Tax Parcel No:** P67486 / 3956-000-006-0200

**Commonly Known as:** 4612 Monte Vista Dr., Mount Vernon, WA 98273

THE GRANTOR, DAVID TORRETTA, 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 distribution under the residuary bequest in decedent's Last Will and Testament, does hereby grant and convey to GRANTEE, DAVID TORRETTA, an unmarried man as his separate property, that certain real property situated in Skagit County, Washington, legally described as follows:

Tract 1 of SHORT PLAT CITY OF MOUNT VERNON NO. MV-12-76 as approved January 12, 1976, and recorded February 9, 1976, in Volume 1 of Short Plats, page 109, under Auditor's File No. 829867, records of Skagit, Washington; being a Portion of Tract 6, Monte Vista Terrace Additions, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 30 feet of Tract 6, Monte Vista Terrace Addition, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, 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 arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, though, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 5<sup>th</sup> day of April 2024.

ESTATE OF WILMA FAYE TORRETTA

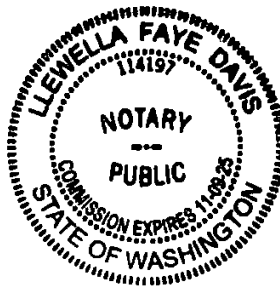



DAVID TORRETTA, Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me DAVID TORRETTA, to me known to be the Personal Representative of the Estate of WILMA FAYE TORRETTA, deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 5<sup>th</sup> day of April, 2024.



  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 11-09-2025

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/01/2023Estate of WILMA TORRETTA  
a/k/a WILMA FAYE TORRETTA

No. 23-4-00121-29

LETTERS TESTAMENTARY

**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

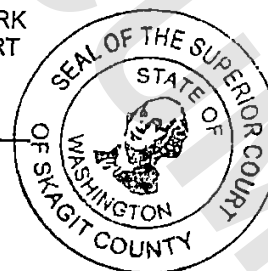
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on March 01, 2023.

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.