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04/15/2025 03:49 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After Recording Mail To:
Jayne Marsh Gilbert
Gilbert & Gilbert Lawyers, Inc.
314 Pine Street, Suite 211
Mount Vernon, WA 98273

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Lena Thompson
Date 4.15.25

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR, LINDA R. TALLUTO, a single woman as her separate property, residing at 2105 Riley Road, Mount Vernon, Washington 98274, conveys and transfers on death to GRANTEE, DAVID J. TALLUTO, a married man as to his separate property, all Grantor's interest, and any after acquired right, title, and interest, in and to real property situated in the County of Skagit, State of Washington, legally described as follows:

Legal Description:

Lot 52, "PLAT OF BLACKBURN RIDGE, PHASE 2", as per plat recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington

SUBJECT TO Right of public to make necessary slopes for cuts or fills; Easement and Notes shown on face of Plat; Declaration recorded under Auditor's File No. 200010120092.

Situate in the County of Skagit, State of Washington.
Skagit County Parcel ID No: P117407 / 4767-000-052-0000
Commonly known as: 2105 Riley Road, Mount Vernon, Washington 98274.

Grantor retains the right to revoke this Deed prior to death.

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 will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death and is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

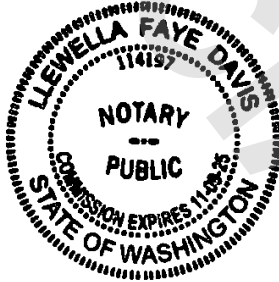
DATED this 15th day of April, 2025.

Linda R. Talluto
LINDA R. TALLUTO

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

I hereby certify that I know, or have satisfactory evidence, that LINDA R. TALLUTO, is the person who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of April, 2025.



Llewella Faye Davis
NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon
My commission expires: 11-09-2025



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.