



202504160041

04/16/2025 11:22 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2025/1/23
APR 16 2025

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

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: **JOHN A. GILBERT**, as Personal Representative of the **WARREN JOHN GILBERT, JR. ESTATE, who received title as WARREN J. GILBERT**

Skagit County Superior Court Case No. 21-4-00382-29

GRANTEE: **PETER A. GILBERT**, a single man

Assessors Tax Parcel Nos: P52767 / 3718-012-009-0003

Commonly Known as: 416 South 9th Street, Mount Vernon, Washington 98274

THE GRANTOR, **JOHN A. GILBERT**, personal representative of the **WARREN JOHN GILBERT, JR. ESTATE, who received title as WARREN J. GILBERT**, deceased, Skagit County Cause No. 21-4-00382-29, for and in consideration of non-pro rata distribution under the residuary bequest in decedent's Last Will and Testament, does hereby grant and convey to **GRANTEE, PETER A. GILBERT**, a single man, all of decedent's interest (such that title now vests 100% in Peter A. Gilbert) in that certain real property situated in Skagit County, Washington, legally described as follows:

Lots 6, 7, 8, and 9, Block 12, Map of the Eastern Addition to Mount Vernon,
Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservation of record.

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, through or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

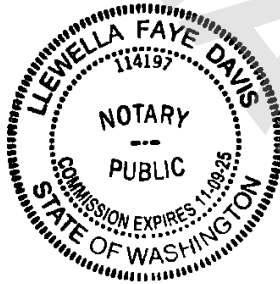
WARREN JOHN GILBERT, JR. ESTATE

John A. Gilbert
JOHN A. GILBERT, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **JOHN A. GILBERT**, to me known to be the Personal Representative of the **WARREN JOHN GILBERT, JR. ESTATE**, 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 11th day of April, 2025.



Llewella Faye Davis
Notary Public, State of Washington
Residing at: Mount Vernon
My commission expires: 11-09-25



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.

21-4-00382-29
LRTS
Letters Testamentary
10917001



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
08/26/2021

Estate of WARREN JOHN GILBERT,
Jr:

No. 21-4-00382-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of WARREN JOHN GILBERT, JR late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 26, 2021.
- 1.2 In that will JOHN A GILBERT is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 08/26/2021.

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

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT

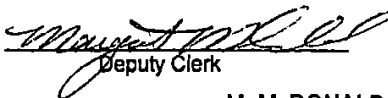
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on August 26, 2021.

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

DATED: 5/12/24

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

M. McDONALD

