



202504160046

04/16/2025 11:22 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20251128  
APR 16 2025

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

**PERSONAL REPRESENTATIVE'S DEED**

**GRANTOR:** JOHN A. GILBERT, as Personal Representative of the WARREN JOHN GILBERT, JR. ESTATE  
Skagit County Superior Court Case No. 21-4-00382-29

**GRANTEE:** JAYNE MARSH GILBERT, a single woman, WARREN M. GILBERT, a married man as his separate estate, NANCY L. GILBERT, a single woman, JOHN A. GILBERT, a single man, and PETER A. GILBERT, a single man, each as to an undivided one-fifth fractional interest as tenants in common

**Legal Description:** NOBLES TO MT VERNON LTS 1 to 3 & TR F BLK 5 TGW PTN  
**Abbreviated Form:** VAC STS ADJ ORD #1891 AF#867289 DK 3; TAX 44: DR 17:  
DK3: BEG 20FT N of S LI OF NW1/4, SEC 29, T34N, R4E, W.M.,  
220FT E of E LI 6<sup>th</sup> ST EXT TH N 435.6FT E 150 FT S 435.6FT W  
150FT TPB; and NOBLES TO MT VERNON LTS 16 TO 18 BLK 4  
LESS N 30FT LT 18 DT 17 DK3

**Full Legal on Page(s):** Schedule A Attached

**Assessors Tax Parcel Nos:** P53953 / 3748-005-006-0004; P28325 / 340429-0-156-0005  
P53950 / 3748-004-018-0003

THE GRANTOR, JOHN A. GILBERT, personal representative of the WARREN JOHN GILBERT, JR. ESTATE, deceased, Skagit County Cause No. 21-4-00382-29, for and in consideration of distribution under the residuary bequest in decedent's Last Will and Testament, does hereby grant and convey to GRANTEES, JAYNE MARSH GILBERT, a single woman, WARREN M. GILBERT, a married man as his separate property, NANCY L. GILBERT, a single woman, JOHN A. GILBERT, a single man, and PETER A. GILBERT, a single man, that certain real property situated in Skagit County, Washington, legally described as follows:

See Schedule "A" attached hereto and incorporated herein as if fully set forth



**SCHEDULE "A"****Parcel No. 53953**

Lots 1 to 3, inclusive and Tract "F", Block 5, "NOBLE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated streets, city of Mount Vernon Ordinance No. 1891, dated August 24, 1977, recorded under Auditor's File No. 867289.

EXCEPT that portion lying Southerly of the Northerly line of that portion condemned in Skagit County SC No. 23950 for State Highway right of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Parcel No. 28325**

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point which is 20 feet North and 220 feet East of the intersection of the East line of Sixth Street, produced South with the South line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
Thence East parallel with the South line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , 150 feet to the West line of Tract "F" of "NOBLE'S ADDITION TO MOUNT VERNON";  
Thence North parallel with the East line of Sixth Street 435.6 feet;  
Thence West 150 feet;  
Thence South 435.6 feet to the point of beginning.

EXCEPT the South 10 feet thereof as conveyed to the City of Mount Vernon for road right of way purposes, by deed recorded under Auditor's File No. 686160,

AND EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1, by deed recorded under Auditor's File No. 536315.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Parcel No. 53950**

NOBLES TO MT VERNON LOT 16 TO 18 BLK 4 LESS N 30FT LT 18 DT 17 DK3

Situate inf the City of Mount Vernon, County of Skagit, State of Washington.

21-4-00382-29  
LRTS 6  
Letters Testamentary  
10917001



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

**SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**

<b>Estate of WARREN JOHN GILBERT, Jr:</b>	No. 21-4-00382-29  <b>LETTERS TESTAMENTARY</b>
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**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 |  
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 August 26, 2021.

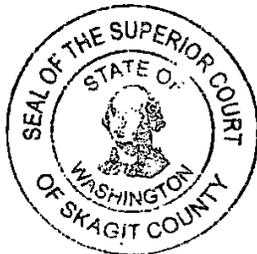
I further certify that these letters are now in full force and effect.

DATED: 5/19/24

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY *M. McDonald*  
Deputy Clerk

M. McDONALD





## 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.