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09/24/2025 01:54 PM Pages: 1 of 4 Fees: \$306.50  
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 Kaylee Oudman  
Date 9/24/2025

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Jerry D. Nichols  
GRANTEES: Donald L. Nichols  
ADDRESS: 7387 Skagit View Drive, Concrete, WA 98237  
PARCEL NUMBER: P79325 / 4332-000-077-0009  
ABBREVIATED LEGAL: LOT 77, WILDERNESS VILLAGE DIVISION NO. 2,  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 11 OF PLATS, PAGE 31, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.  
SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is Jerry D. Nichols, whose mailing address is 7387 Skagit View Drive, Concrete, WA 98237.

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

LOT 77, "WILDERNESS VILLAGE DIVISION NO. 2", according to the plat thereof, recorded in Volume 11 of Plats, page 31, records of Skagit County, Washington;

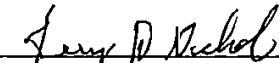
TOGETHER WITH a utility easement as granted by instrument recorded January 31, 1989 under Auditor's File No. 8901310069.

**PRIMARY BENEFICIARY.** The Grantor, Jerry D. Nichols, designates Donald L. Nichols as the primary beneficiary.

**TRANSFER ON DEATH.** The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiary 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).

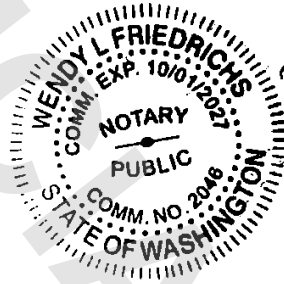
DATED This 15 day of Sept., 2025.

  
\_\_\_\_\_  
Jerry D. Nichols

STATE OF WASHINGTON        )  
COUNTY OF SKAGIT         ) ss:

On this day personally appeared before me Jerry D. Nichols, 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 15 day of Sept., 2025.



Wendy L Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley, WA  
Commission Expires: 10-1-27



## 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