202404300044

04/30/2024 01:31 PM Pages: 1 of 7 Fees: \$309.50

Skagit County Auditor, WA

When recorded return to: Traci Nelson and Robert Nelson 7412 Pressentin Ranch Drive Concrete, WA 98237

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Affidavit No. 20240439
Apr 30 2024
Amount Paid \$11965.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620056138



STATUTORY WARRANTY DEED

THE GRANTOR(S) Kamela Kraemer and Jene LaCroix as Personal Representatives of The Estate of Wayne Barrett, also appearing of record as Wayne Paul Barrett and Wayne P. Barrett, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Traci Nelson and Robert Nelson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 8, PLAT OF PRESSENTIN RANCH

Tax Parcel Number(s): P121842 / 4839-000-008-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED (continued)

Dated:
The Estate of Wayne Paul Barrett, deceased
BY: Kamela Miriak Kraemer
Kamela Kraemer
Personal Representative
BY: Jene LaCroix
Jene LaCroix Personal Representative
State of Washington County of Snohomish
County of <u>Snohomish</u>
This record was acknowledged before me by means of communication technology
onby <u>Kamela Kraemer, Personal Representative and Jene Lacroix,</u>
Personal Representative.
(electronic official Notary Public
stamp) My commission expires: 10/19/2027
COLLEEN T BLAKE NOTARY PUBLIC STATE OF WASHINGTON Commission # 210372 Wy Commission Expires Oct 19, 2027
Notarial act performed by audio-visual communication
Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23 Page 2 WA-CT-FNRV-02150.620019-620056138
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100 Vario, ID- RESOCESE 77EA 470E 0440 ADE45040016E

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P121842 / 4839-000-008-0000

LOT 8, PLAT OF PRESSENTIN RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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EXHIBIT "B"

Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:

Road purposes

Recording Date:

May 8, 1973 784691

Recording No.: Affects:

60-foot road which exists in said plat

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

document:

Granted to:

Valleys West, a limited partnership

Purpose:

Road and power line

Recording Date:

March 30, 1973 and May 8, 1973

Recording No.: Recording No.: 782728 784691

Affects:

A strip 20-feet in width over and across a portion of said plat

3. Public and private easements, if any, over vacated portion of said premises.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

in favor of:

Puget Sound Energy, Inc., a Washington corporation

Purpose:

Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date:

March 6, 2002

Recording No.:

200203060096

Affects:

Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:

Puget Sound Energy, Inc., a Washington corporation

Purpose:

Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date:

March 6, 2002

Recording No.:

200203060097

Affects:

Portion of said premises

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if 6. any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

WA-CT-FNRV-02150.620019-62005613B

EXHIBIT "B"

Exceptions (continued)

law, as set forth on the Plat of Pressentin Ranch:

Recording No: 200408090115

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:

August 9, 2004 200408090116

Recording No.:

8. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date:

November 14, 2006

Recording No.:

200611140138

9. Agreement Concerning Assessment and the terms and conditions thereof:

Recording Date: June 23, 2008

Recording No.: 200806230149

10. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date:

October 22, 2015

Recording No.:

201510220022

- 11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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

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EXHIBIT "B"

Exceptions (continued)

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."

13. City, county or local improvement district assessments, if any.

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D-40 6

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John L.Scott

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

etween_		bert Nelson	Traci Nelson		("Buyer")
m d	Retote	FWayna Davil Damett	Buyer		
ind	Seler	of Wayne Paul Barrett	Sellor		("Seller")
oncemin	g7412	Pressentin Ranch Driv	ve Concrete	WA 98237	(the "Property")
	Address		City	State Zip	, , , , , , , , , , , , , , , , , , , ,
Resource Tila la lo cc nc m en as pr nc M In in	Lands Dit his disclose and or design and or design and the commercial on-resource as arises and the cost of the co	sciosure, Skagit Countries applies to parcellignated or within 1/4 is commercial significant activities occur or not uses and may be iffrom the use of chemical activity odor. Skagit County hy use on designated accept such incomnatural Resource Lant Practices and local er of mineral lands, actraction, washing, critical graction, washing, critical gractices and local er of mineral lands, actraction, washing, critical gractices and local errors.	r be subject to the Sity Code section 14.38 is designated or within mile of rural resource, are in Skagit County. A nay occur in the area inconvenient or cause incluse, or from sprayinties, which occasional as established natural Natural Resource Lar inputibilities, inconvenient operations when partibilities, and Federal is application might be ushing, stockpiling, blat to designated NR	which states: 1 mile of designated forest or mineral resolution variety of Natural R that may not be condiscomfort to area only pruning, harvestilly generates traffic, resource managements, and area reside ences or discomfort erformed in compliants. In additional compliants of the compliants of th	I agricultural - purce lands of esource Land impatible with esidents. This ng or mineral dust, smoke, ent operations ints should be from normal, ince with Best ated activities ind recycling of
re	equiremen	ts from designated N	R Lands.		
— Authentisks	office in co	onjunction with the de	the Closing Agent to ed conveying the Prop Estate of Co-PR		
Buyer	, , , , , ,	04/03/24	Date Seller		Date
Juyor	u°		Jailo 361161		Date
— Authentisis	1 11.0.	L	Co-PR	Jene' LaCroix	
— authentisis Robert	t keesa	U 04/03/24	CO-FR	Jene Cacroix	05/15/2023