

**When recorded return to:**  
Traci Nelson and Robert Nelson  
7412 Presentin 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

CHICAGO TITLE  
*W0000138*

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 PRESENTIN 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: 04/19/2024

The Estate of Wayne Paul Barrett, deceased

BY: Kamela Mirsh Kraemer  
Kamela Kraemer  
Personal Representative

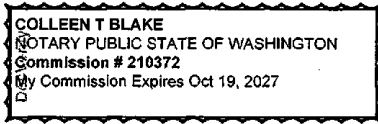
BY: Jene LaCroix  
Jene LaCroix  
Personal Representative

State of Washington  
County of Snohomish

This record was acknowledged before me by means of communication technology  
on 04/19/2024 by Kamela Kraemer, Personal Representative and Jene Lacroix,  
Personal Representative.

(electronic official  
stamp)

Colleen T Blake  
Notary Public  
My commission expires: 10/19/2027



Notarial act performed by audio-visual communication

**EXHIBIT "A"**  
Legal Description

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

LOT 8, PLAT OF PRESENTIN 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.

**EXHIBIT "B"**  
Exceptions

1. 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  
Recording No.: 784691  
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.: 782728  
Recording No.: 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
  
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if 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

**EXHIBIT "B"**  
Exceptions  
(continued)

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

Recording No: 200408090115

7. 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  
Recording No.: 200408090116

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



