

202407170083
07/17/2024 03:40 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241396
Date 07/17/2024

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:



CHICAGO TITLE
COMMUNITY ASSOCIATION

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
W00000138

Escrow No.: 620056138

**Re Record to correct
Legal Description*
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: 04/19/2024

The Estate of Wayne Paul Barrett, deceased

BY: Kamela Michal Kraemer
Kamela Kraemer
Personal Representative

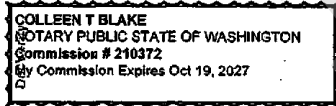
BY: Jene LaCroix
Jene LaCroix
Personal Representative

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.

*See
Attached*

202407170083

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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.

EXCEPT THE WEST 90 FEET, MEASURED PARALLEL TO THE WEST LINE THEREOF.

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 Pressentin 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

File/Title ID: 202404300044



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

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 1, 2024
between Robert Nelson Traci Nelson ("Buyer")
and Estate of Wayne Paul Barrett ("Seller")
concerning 7412 Presentin Ranch Drive Concrete WA 98137 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Estate of Wayne Paul Barrett

Authenticated
Traci Nelson 04/03/24
Buyer Date
Authenticated
Robert Nelson 04/03/24
Buyer Date

Co-PR Authenticated
Kanala Kraemer 05/13/2023
Seller Date
Co-PR Authenticated
Jene' LaCroix 05/15/2023
Seller Date

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202407170083-2024-07-17-03-40-PM-101918441

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 7th day of July, 2024.

Sandra Perkins Auditor
[Signature] Deputy Auditor

