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BOOK 123 PAGE 559

BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED

THIS BOUNDARY LINE AGREEMENT, made this 13th day of May, 1991, by and between **JAMES B. MONNIE and DOLORES R. MONNIE**, husband and wife, hereinafter referred to as the "Monnies", and **WILLIAM TOWNSEND and MARYANN TOWNSEND**, husband and wife, hereinafter referred to as the "Townsends", WITNESSETH:

WHEREAS, the Monnies are now the owners of the following described real property:

> Lots 1 and 2 of MAPLE HILL TRACTS NO. 1 in the SE4NW4 of Section 25, Township 3 North, Range 7 E.W.M, according to the official plat thereof on file and of record at Page 124 of Volume "A" of Plats, records of Skamania County, Washington.

AND, WHEREAS, the Townsends are now the owners of the following described real property:

> Lot 3 of MAPLE HILL TRACTS NO. 1 in the SE4NW4 of Section 25, Township 3 North, Range 7 E.W.M., according to the official plat thereof on file and of record at Page 124 of Volume "A" of Plats, records of Skamania County, Washington.

AND, WHEREAS, the parties are desirous of adjusting the boundary line between their properties above-described as hereinafter set out; and

WHEREAS, said boundary line adjustment meets the conditions of RCW 58.17.040(6) and will not create a situation that will place either of the properties and associated structures out of compliance; and

WHEREAS, the resulting addition of acreage to the property of the Townsends will not create a new lot or parcel but will become a part of the Townsends' Tax Lot No. 03-07-25-2-0-1301 as a single tax parcel;

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. That the following described parcel of property located in the westerly portion of Monnies' Lot 1 (above described) shall be

Glenda J. Kimmel, Skamania County Assessor
by: SEW Parcel # 3-7-25-2-1301
6/5/91

added to and become a part of Townsends' Lot 3, to-wit:

> Beginning at the NW corner of Lot 1, Maple Hill Tracts No. 1, as shown on the plat thereof recorded in Volume "A", at Page 124 of Plats, records of Skamania County; thence S 12 deg. 41 min. 29 sec. E along the westerly line of said Lot 1 a distance of 85.43 feet to an iron rod; thence N 75 deg. 55 min. 44 sec. E 30.42 feet to an iron rod; thence N 14 deg. 04 min. 16 sec. W 90.00 feet to an iron rod on line; thence continuing Northerly on said line to the centerline of Stewart Drive; thence Southwesterly along said centerline to an intersection with the northerly extension of the west edge of said Lot 1; thence S 12 deg. 41 min. 29 sec. E 25.00 feet to the Point of Beginning; EXCEPT Stewart Drive.
>
> (See attached map, which is marked Exhibit "A" and incorporated herein by reference, for further illustration)

2. That from and after this date the boundary between the land owned by the Monnies and the land owned by the Townsends shall be as described in paragraph 1 above and as further illustrated on the attached Exhibit "A" and, in that regard,

QUIT-CLAIM DEED

JAMES B. MONNIE and DOLORES R. MONNIE, husband and wife, for and in consideration of Ten Dollars ($10.00) in hand paid, do hereby quit-claim to **WILLIAM TOWNSEND and MARYANN TOWNSEND**, husband and wife, all of grantors' right, title and interest in and to the following described real property situated in Skamania County, State of Washington, together with all after acquired title therein:

> Beginning at the NW corner of Lot 1, Maple Hill Tracts No. 1, as shown on the plat thereof recorded in Volume A at Page 124 of Plats, records of Skamania County; thence S 12 deg. 41 min. 29 sec. E along the westerly line of said Lot 1 a distance of 85.43 feet to an iron rod; thence N 75 deg. 55 min. 44 sec. E 30.42 feet to an iron rod; thence N 14 deg. 04 min. 16 sec. W 90.00 feet to an iron rod on line; thence continuing Northerly on said line to the centerline of Stewart Drive; thence Southwesterly along said centerline to an intersection with the northerly extension of the west edge of said Lot

1; thence S 12 deg. 41 min. 29 sec. E 25.00 feet to the Point of Beginning; EXCEPT Stewart Drive.

DATED this 13th day of May, 1994.

James B. Monnie
JAMES B. MONNIE

Dolores R. Monnie
DOLORES R. MONNIE

3. That from and after the execution of this agreement the full description of Townsends' Lot 3 shall be as follows:

Lot 3 of MAPLE HILL TRACTS NO. 1 in the SE4NW4 of Section 25, Township 3 North, Range 7 E.W.M., according to the official plat thereof on file and of record at Page 124 of Volume "A" of Plats, records of Skamania County, Washington; together with the following parcel of land:

Beginning at the NW corner of Lot 1 of said Maple Hill Tracts No. 1; thence S 12 deg. 41 min. 29 sec. E along the westerly line of said Lot 1 a distance of 85.43 feet to an iron rod; thence N 75 deg. 55 min. 44 sec. E 30.42 feet to an iron rod; thence N 14 deg. 04 min. 16 sec. W 90.00 feet to an iron rod on line; thence continuing Northerly on said line to the centerline of Stewart Drive; thence Southwesterly along said centerline to an intersection with the northerly extension of the west edge of said Lot 1; thence S 12 deg. 41 min. 29 sec. E 25.00 feet to the Point of Beginning; EXCEPT Stewart Drive.

(All in accordance with that certain Survey for Boundary Line Adjustment prepared by T. N. Trantow Surveying, P.L.S., and filed for record on the 8th day of May, 1991, at Page 51, Book 3 of SURVEYS, records of Skamania County, Washington)

4. That from and after the execution of this agreement the full description of Monnies' Lot 1 shall be as follows:

Lot 1 of MAPLE HILL TRACTS NO. 1 in the SE4NW4 of Section 25, township 3 North, Range 7 E.W.M., according to the official plat thereof on file and of record at Page 124 of Volume "A" of Plats, records of Skamania County, Washington; EXCEPT THE FOLLOWING:

Beginning at the NW corner of Lot 1 of said Maple Hill Tracts No. 1; thence S 12 deg. 41 min. 29 sec. E along the westerly line of said Lot 1 a distance of 85.43 feet to an iron rod; thence N 75 deg. 55 min. 44 sec. E 30.42 feet to an iron rod; thence N 14 deg. 04 min. 16 sec. W 90.00 feet to an iron rod on line; thence continuing Northerly on said line to the centerline of Stewart Drive; thence Southwesterly along said centerline to an intersection with the northerly extension of the west edge of said Lot 1; thence S 12 deg. 41 min. 29 sec. E 25.00 feet to the Point of Beginning; EXCEPT Stewart Drive.

TOGETHER WITH an easement for septic tank disposal drain fields over and across the Easterly 75 feet of Lot 4, of said Maple Hill Tracts No. 1.

(All in accordance with that certain Survey for Boundary Line Adjustment prepared by T. N. Trantow Surveying, P.L.S. and filed for record on the____day of_____, 1991, in Book_____of SURVEYS, at Page_____, records of Skamania County, Washington)

IT IS THE FULL INTENT AND PURPOSE of the parties to this agreement that this agreement serve as a binding boundary adjustment agreement and that it bind the parties hereto, their heirs and assigns forever. AND, in the event it is necessary that either party hereto, or their successors in interest, bring suit or action to enforce this agreement or any portion thereof, the prevailing party in said suit or action shall be entitled to all costs, including reasonable attorney's fees.

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REAL ESTATE EXCISE TAX

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(James B. Monnie
(JAMES B. MONNIE
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(Dolores R. Monnie
(DOLORES R. MONNIE

(William Townsend
(WILLIAM TOWNSEND
(
(Maryann Townsend
(MARYANN TOWNSEND

STATE OF Washington)
) ss.
County of Skamania)

I certify that **JAMES B. MONNIE, DOLORES R. MONNIE, WILLIAM TOWNSEND and MARYANN TOWNSEND,** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 13, 1991

Robert K. Leick
Notary Public in and for the State of Wash residingat Stevenson
My appointment expires 2-4-94

ROBERT K. LEICK COMMISSION EXP. NOTARY PUBLIC 2-4-94 STATE OF WASHINGTON

FILED FOR RECORD AT REQUEST OF
BY Robert Leick
JUN 5 4 11 PM '91
P. Lowry
GARY ... CLERK

BOOK 123 PAGE 563

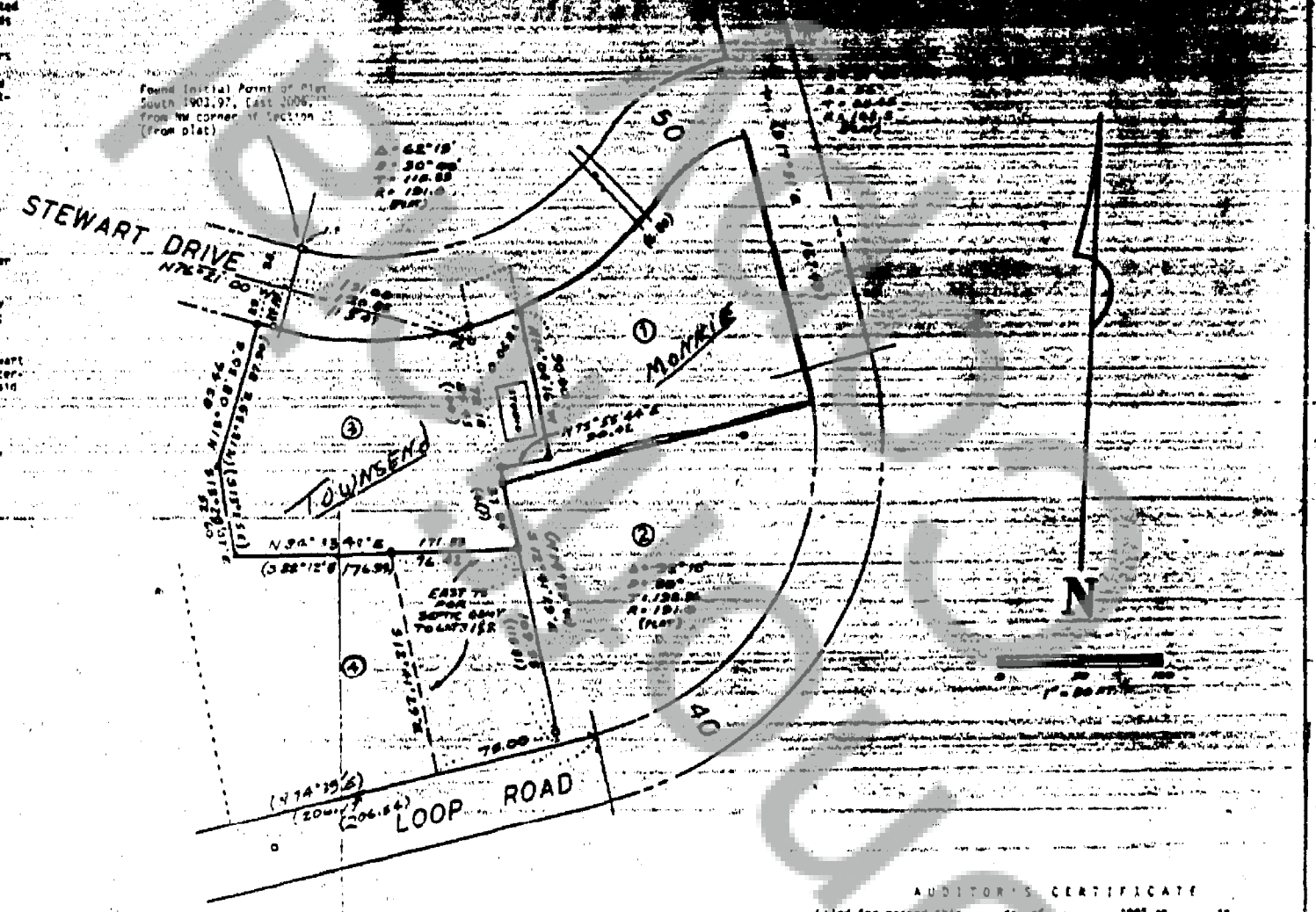
SURVEY FOR BOUNDARY LINE ADJUSTMENT OF LOTS 1&3 MAPLE HILL TRACTS No. 1
IN SE¼NW¼ SEC. 25, T3N, R7E, W.M.

TRAVERSE STATEMENT: An open field traverse to tie corners shown was made with a Pentax PX-100 total station and related equipment. All measuring equipment met the minimum standards for this survey as per WAC 332-130-090.

NARRATIVE: Plat dimensions did not fit between found corners and curve data to hundredths. The common line between Lots 1&3 and 2&4 was held to the corners found although measured distance was nearly 14 feet shorter than called. The adjustment portion was based on lines lying five feet east and fifteen feet south of the physical building location. Lots 1,2 & 4 are shown from plat calls.

DESCRIPTION OF ADJUSTMENT PARCEL: Beginning at the NW corner of Lot 1, Maple Hill Tracts No. 1, as shown on the plat thereof recorded in Volume A at Page 124 of Plats, records of Skamania County; thence S 12°41'29" E along the westerly line of said Lot 1 a distance of 85.43 feet to an iron rod; thence N 75°55'44" E, 30.42 feet to an iron rod; thence N 14°04'16" W, 90.00 feet to an iron rod on line; thence continuing Northerly on said line to the centerline of Stewart Drive; thence Southwesterly along said centerline to an intersection with the northerly extension of the west edge of said Lot 1; thence S 12°41'29" E, 25.00 feet to the Point Of Beginning; EXCEPT Stewart Drive.

EASEMENT DESCRIPTION: The Easterly 75 feet of Lot 3, Maple Hill Tracts No. 1, as shown on the plat thereof recorded in Volume A at Page 124 of Plats, records of Skamania County.



LEGEND
- Found iron pipe or rebar
- Found concrete disc plat corner
- Set 5/8"x30" IN with 1" plastic cap
- Calculated, not set
- ( ) Plat call

REFERENCES:
Plat of Maple Hill Tracts
Basis of Bearings taken from plat as shown from found P.L.S.

Corners set only for the purpose of this boundary line adjustment and retracing easement.

AUDITOR'S CERTIFICATE
Filed for record this ____ day of _____, 1991 at ____ in Book ____ of SURVEYS at Page ____ at the request of Trantow Surveying

County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Trantow Surveying, Inc.

Henry M. Trantow

HENRY M. TRANTOW
STATE OF WASHINGTON
14
REGISTERED
PROFESSIONAL
LAND SURVEYOR
CERTIFICATE 1819

2 May 1991

T. N. TRANTOW SURVEYING, P.L.S.
P. O. Box 207, Bonney, Washington 98668
(509) 608-5111

EXHIBIT "A"