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BOOK 177 PAGE 771

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*Olson*  
AUDITOR 19526  
GARY M. OLSON REAL ESTATE EXCISE TAX

MAY 20 1998

PAID *Edwards*  
*Ch. DeBaker*  
SKAMANIA COUNTY TREASURER

AGREEMENT ESTABLISHING COMMON BOUNDARY LINES  
FOR REAL PROPERTY AND QUIT CLAIM DEED

Grantor: Marshall C. Hays and Marian E. Hays, husband and wife  
Grantee: Jay B. Jones and Kay A. Jones, husband and wife  
Legal Descrip. (abbrev.): NW corner of Sec. 34, T2N, R5E of the W.M.  
Tax Parcel ID # 2-5-34-B-700; 2-5-34-B-1300; 2-5-34-2-1200

THIS AGREEMENT made this day by and between JAY B. JONES and KAY A. JONES, husband and wife, hereinafter referred to as "Jones", and MARSHALL C. HAYS and MARIAN E. HAYS, husband and wife, hereinafter referred to as "Hays",

WITNESSETH:

WHEREAS, Jones is the owner of the following described real estate situated in the County of Skamania, State of Washington:

The Southwest Quarter of the Northwest Quarter and that portion of the Southeast Quarter of the Northwest Quarter lying Northwesterly of the center of the channel of the Washougal River, in Section 34, Township 2 North, Range 5 E.W.M.; EXCEPT those portions thereof heretofore conveyed by the Grantors.

Gary M. Martin, Skamania County Assessor  
Date 5-20-98 Parcel # 02053420 0700 00  
1200 00  
1300 00

and, WHEREAS, Hays is the owner of the following described real estate situated in the County of Skamania, State of Washington:

BEGINNING at a point on the West boundary line of Section 34-2-5, where said boundary line intersects with the center of the channel of the Washougal River — thence easterly following the center of the channel of river to a point 800 feet East of the west boundary line of Section 34-2-5, which last mentioned point is the place of beginning of the tract herein described — thence North parallel with the West boundary line 0" said Section 34-2-5, 435 feet more or less to a point in the center of a private road running easterly and westerly as now staked out, and which said point is 800 feet east of the west boundary line of Section 34 — running thence in an easterly direction along the center line of the private road to a point in the center of the private road 900 feet East of the west boundary line of Section 34 — thence South parallel with the West boundary line of Section 34, 435 feet more or less to a point in the center of the Washougal River and which said point is 900 feet East of the West boundary of Section 34 — thence westerly following the center of the channel of said Washougal River 100

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Transaction in compliance with County sub-division ordinances.  
Skamania County - By: MJM 5-20-98

Agreement Establishing Common Boundary Line  
for Real Property and Quit Claim Deed

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feet more or less to the point of beginning. All situated in the SW  
1/4 - NW 1/4, Section 34-2-5. and,

WHEREAS, by deed recorded February 24, 1997, in the Auditor's Office of Skamania  
County, Washington, at Book 162, Page 792, Jones and Hays are the owners of a parcel to the  
east of the above-described Hays tract and to the west of the above-described Jones tract, and  
more particularly described in Exhibit "A" attached hereto and by this reference incorporated  
herein; and

WHEREAS, by an Agreement Establishing Common Boundary Line for Real Property  
recorded with the Skamania County Auditor in Book 145, Page 939, Jones and Hays established  
the northerly boundary of the Hays tract and the southerly boundary of the Jones tract between  
the properties described above; and

WHEREAS, both Jones and Hays desire to partition the real property described in Exhibit  
"A" herein to alter the respective boundary lines of the parties without creating any additional lot,  
tract, parcel, site, or division, all in compliance with RCW 58.17.040(6);

NOW, THEREFORE, the parties do hereby agree that the legal description set forth in  
Exhibit "B", attached hereto and by this reference incorporated herein, sets forth the true and  
correct eastern boundary line of the Hays tract and the true and correct western boundary of the  
Jones tract, to the extent the Jones tract adjoins the Hays tract. Jones does hereby convey and  
quit claim to Hays any interest he may own in the real property westerly of the common  
boundary line described in Exhibit "B".

Hays does hereby convey and quit claim to Jones any interest they may own in the real  
property easterly of the common boundary line described in Exhibit "B".

The purpose of this deed is to effect a boundary line adjustment between parcels of land  
owned by Jones and Hays. It is not intended to create a separate parcel, and is therefore exempt  
from the requirements of RCW 58.17 and Skamania County Short Plat Ordinance. The property  
described in this deed cannot be segregated and sold without conforming to the State of  
Washington and Skamania County subdivision laws.

WJ & HJ



EXHIBIT "A"

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 E. W. M., in the County of Skamania, State of Washington described as follows:

BEGINNING at a point marking the intersection of the center of the channel of the Washougal River with the west boundary line of the said Section 34; thence following the center of the channel of the Washougal River easterly to a point 900 feet east of the west line of the said Section 34; said point being the initial point of the tract hereby described; thence north parallel to said west line 435 feet, more or less, to a point in the center of a certain road as staked out and established on October 15, 1946; thence easterly following the center line of said private road to a point 1,000 feet east of the west line of the said Section 34; thence south parallel to said west line 435 feet more or less, to a point in the center of the channel of the Washougal River; thence westerly following the center of the channel of the Washougal River 100 feet, more or less, to the point of beginning.

EXHIBIT "B"

Legal description for common boundary line:

BEGINNING at a 3/4" iron pipe at the Northwest corner of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, as shown in Book 3, at page 133 of Surveys, recorded in Skamania County, Washington;

THENCE South 01° 09' 11" West, along the West line of said Section 34, 2,399.70 feet to a point at the center line of the Washougal River, as shown in said survey;

THENCE North 78° 13' 55" East, 150.82 feet along said centerline, as shown in said survey;

THENCE North 77° 04' 00" East, 72.89 feet, along said centerline, as shown in said survey;

THENCE North 01° 09' 11" East, 425.30 feet to a 1" iron pipe, as set in said survey;

THENCE North 75° 06' 26" East, 209.62 feet to a 1" iron pipe, as set in said survey;

THENCE North 79° 54' 02" East, 108.99 feet to a 1" iron pipe, as set in said survey;

THENCE North 82° 26' 55" East 103.82 feet to a 1" iron pipe, as set in said survey;

THENCE North 82° 26' 55" East 58.29 feet to a 1" iron pipe, as set in said survey;

THENCE North 82° 26' 55" East 45.52 feet to a 1" iron pipe, as set in said survey;

THENCE North 85° 12' 07" East 201.36 feet to a 1" iron pipe, as set in said survey;

THENCE North 85° 12' 07" East 53.29 feet to a 1" iron pipe, as set pursuant to this agreement, and the true point of beginning of this description;

THENCE South 01° 09' 11" West 143.32 feet, more or less, to a 1" iron pipe, as set pursuant to this agreement, and being a point 47.05 feet horizontal to and westerly of a 1/2" iron pipe, and as shown in Book 3, at page 133 of Surveys, recorded in Skamania County, Washington;

THENCE South 01° 09' 11" West 150 feet, more or less, to a 1" iron pipe, as set pursuant to this agreement;

THENCE South 01° 09' 11" West 128.38 feet, more or less, to a point at the centerline of the Washougal River, as shown in said survey, and a point North 80° 15' 15" East 53.29 feet from the Southeast corner of the Hays tract, described in this agreement, and the terminus of this line described.

SUBJECT TO any easements of record.

WJW