

116654

JUN 17 1993

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BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED

THIS BOUNDARY LINE AGREEMENT, made this 7th day of June, 1993, by and between HAZEL M. REHAL, a widow, hereinafter referred to as "Rehal", and THE CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE, hereinafter referred to as the "Catholic Church", WITNESSETH:

WHEREAS, Rehal is now the owner of the following described real property:

Tax Lot No. 200 in Section 1, Township 2 North, Range 7 E.W.M., Skamania County, State of Washington.

AND, WHEREAS, the "Catholic Church" is now the owner of the following described real property:

Beginning at the northwest corner of Section 1, Township 2 North, Range 7 East, Willamette Meridian; thence South 89 deg. 19 min. 21 sec. East along the north line of said Section 1, a distance of 1384.94 feet; thence South 00 deg. 40 min. 39 sec. West, a distance of 263.69 feet to the TRUE POINT OF BEGINNING; thence South 22 deg. 42 min. 33 sec. East, a distance of 165.34 feet, more or less, to the northerly right-of-way line of Second Street; thence South 64 deg. 14 min. 50 sec. West, along the northerly right-of-way line of Second Street, a distance of 461.28 feet, to the easterly right-of-way line of Monda Road; thence North 09 deg. 03 min. 13 sec. West along the easterly right-of-way line of Monda Road, a distance of 24.45 feet; thence North 00 deg. 57 min. 29 sec. East, along the easterly right-of-way line of Monda Road, a distance of 74.95 feet; thence North 05 deg. 00 min. 45 sec. West, along the easterly right-of-way line of Monda Road, a distance of 8.83 feet; thence North 64 deg. 14 min. 50 sec. East, a distance of 258.12 feet; thence North 06 deg. 11 min. 55 sec. East a distance of 63.44 feet; thence North 37 deg. 29 min. 53 sec. East, a distance of 65.78 feet; thence North 76 deg. 51 min. 54 sec. East, a distance of 77.66 feet to the TRUE POINT OF BEGINNING; containing 1.24 acres, more or less. (Tax Lot No. 201)

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Indirect	<u>6</u>
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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 the Municipal Code, Chapter 16.14.030, and will not create a situation that will place either of the properties and associated structures out of compliance; and 015924

Boundary Line Adjustment and Quit Claim Deed - Page 1 of 4

REAL ESTATE EXCISE TAX

JUL 02 1993

PAID Exempt
AD signity
SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Assessor
By: DM Parcel #2-7-1-2-200 (Cath)

WHEREAS, the resulting addition of acreage to the property of the Catholic Church will not create a new lot or parcel but will become a part of the Catholic Church's Tax Lot No. 2-7-1-2-201 as a single tax parcel, making it of sufficient size upon which to construct a new church;

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. That the southerly portion of that certain real property first described above, owned by HAZEL M. REHAL, to-wit:

A tract of land located in the Northwest quarter of Section 1, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence South 89 deg. 19 min. 21 sec. East, along the north line of said Northwest Quarter, a distance of 1384.94 feet; thence South 0 deg. 40 min. 39 sec. West, as measured at a right angle to said north line, a distance of 263.69 feet to an iron rod, said point being the TRUE POINT OF BEGINNING; thence South 76 deg. 51 min. 53 sec. West a distance of 77.66 feet to an iron rod; thence South 37 deg. 29 min. 53 sec. West a distance of 65.78 feet to an iron rod; thence South 6 deg. 11 min. 55 sec. West a distance of 63.44 feet to an iron rod; thence South 64 deg. 14 min. 50 sec. West a distance of 258.12 feet more or less to an iron rod on the east right-of-way line of Monda Road; thence North 19 deg. 14 min. 50 sec. East a distance of 169.45 feet; thence North 57 deg. 00 min. 11 sec. East a distance of 403.19 feet; thence South 16 deg. 10 min. 29 sec. West a distance of 140.04 feet to the TRUE POINT OF BEGINNING; containing 1.0 acre more or less.

SUBJECT to easements and restrictions of record.

shall be added to and become a part of the Catholic Church's Tax Lot No. 201 (see attached map, which is marked Exhibit "A" and incorporated herein by reference, for further illustration); and

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

QUIT-CLAIM DEED

HAZEL M. REHAL, a widow, for and in consideration of the

grantee's construction of a new catholic church on the subject property, does hereby quit-claim to **THE CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE**, all of grantor's 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:

A tract of land located in the Northwest quarter of Section 1, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence South 89 deg. 19 min. 21 sec. East, along the north line of said Northwest Quarter, a distance of 1384.94 feet; thence South 0 deg. 40 min. 39 sec. West, as measured at a right angle to said north line, a distance of 263.69 feet to an iron rod, said point being the TRUE POINT OF BEGINNING; thence South 76 deg. 51 min. 53 sec. West a distance of 77.66 feet to an iron rod; thence South 37 deg. 29 min. 53 sec. West a distance of 65.78 feet to an iron rod; thence South 6 deg. 11 min. 55 sec. West a distance of 63.44 feet to an iron rod; thence South 64 deg. 14 min. 50 sec. West a distance of 258.12 feet more or less to an iron rod on the east right-of-way line of Monda Road; thence North 19 deg. 14 min. 50 sec. East a distance of 169.45 feet; thence North 57 deg. 00 min. 11 sec. East a distance of 403.19 feet; thence South 16 deg. 10 min. 29 sec. West a distance of 140.04 feet to the TRUE POINT OF BEGINNING, containing 1.0 acre more or less.

RESERVING unto the Grantor, however, an easement for ingress and egress and utilities, 30 feet in width, along the easterly boundary line of said newly created lot.

SUBJECT to all other easements and restrictions of record.

DATED this 7th day of June, 1993.

Hazel M. Rehal
HAZEL M. REHAL, a widow

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.

Hazel M. Rehal
HAZEL M. REHAL

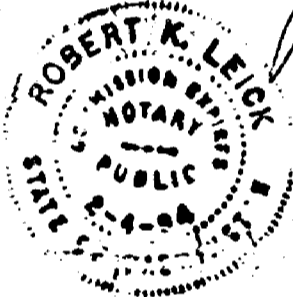
THE CORPORATION OF THE CATHOLIC ARCHBISHOP
OF SEATTLE, by:

Title: Patrick J. Sweeney
Attorney-in-Fact

STATE OF Washington)
County of Skamania) ss.

I certify that HAZEL M. REHAL signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 7th, 1993.

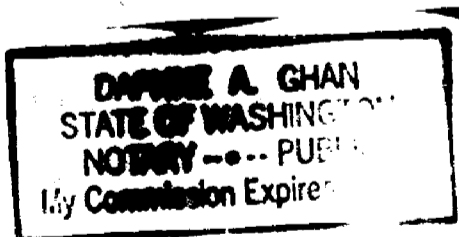


Robert K. Leick
Notary Public in and for the State of
Washington residing at Stevenson
My appointment expires 2-4-94

STATE OF WASHINGTON)
County of King) ss.

I certify that I know or have satisfactory evidence that Patrick J. Sweeney is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stating that he was authorized to execute the instrument and acknowledged it as the attorney-in-fact of THE CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 23, 1993.

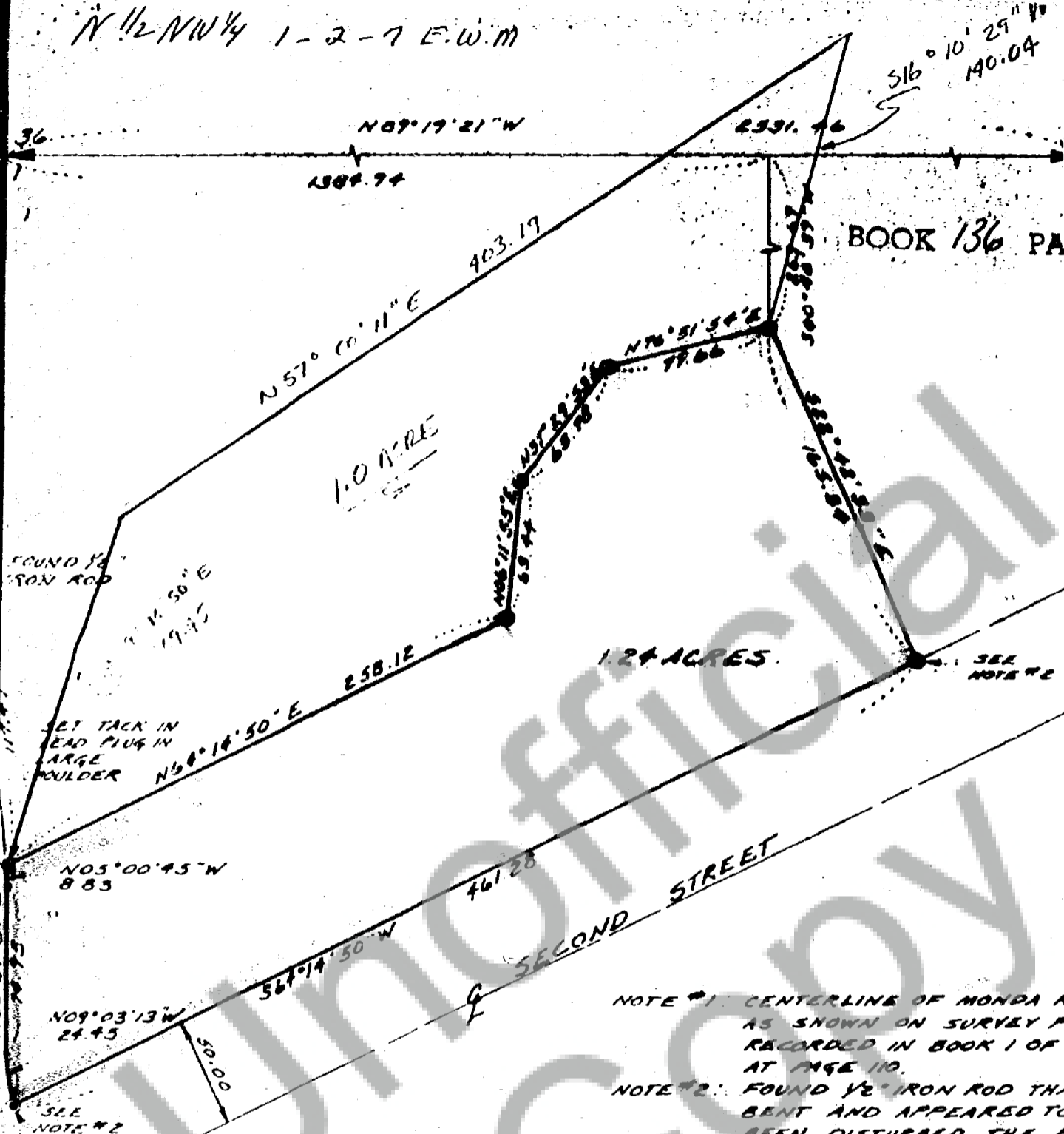


Daphne A. Ghan
Notary Public in and for the State of
Washington, residing at Bellevue, WA
My commission expires 8-1-95

FILED FOR RECORD
SKAMANIA CO. WASH
BY Robert Leick

JUL 2 3 25 PM '93
P. Lowry
AUDITOR
GARY M. OLSON

N 1/2 NW 1/4 1-2-7 E.W.M



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- NOTE #1: CENTERLINE OF MONDA R AS SHOWN ON SURVEY P. RECORDED IN BOOK 1 OF AT PAGE 110.
- NOTE #2: FOUND 1/2" IRON ROD THAT BENT AND APPEARED TO BEEN DISTURBED. THE B ROD WAS REMOVED AND A ROD WAS SET ACCORDING THE DIMENSIONS SHOWN

EXHIBIT "A"

- INDICATES 5/8" IRON ROD WITH PLASTIC CAP SET

