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BOOK 195 PAGE 841

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BY *Kielpinski & Woodrich*
DEC 29 4 21 PM '99
O'Leary
GARY T. OLSON

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

Document Title(s) or transactions contained therein:

Boundary Line Agreement and Conveyance

Grantor(s): [Last name first, then first name and initials]

Schaff, Rita

Grantee(s): [Last name first, then first name and initials]

Waters, John
Waters, Marie

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/P4/A4]

Lot 1 & 2 of Emerald Estates Subdivision
Complete legal description on page 3.

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

Book B/Pge 88

Assessor's Property Tax Parcel/Account Number(s):

MSM

036817400900
030817400911

REAL ESTATE EXCISE TAX

20603
DEC 29 1999

PAID *Waters*
Waters, Marie
SKAMANIA COUNTY TREASURER

Subscribed _____
Ordered by _____
Contract _____
Issued _____
Filed _____

Gary H. Martin, Skamania County Assessor

Date *12-26-99* Parcel # *38424-900*
0a *911*

BOUNDARY LINE AGREEMENT AND CONVEYANCE

Boundary Agreement made, effective as of November 29th, 1999, by and between Rita M. Schaff, a single woman, hereinafter referred to as "Grantor", and John H. Waters and Marie Waters, husband and wife, hereinafter referred to as "Grantees".

RECITALS

The parties recite and declare:

A. Grantor is the owner of certain real property located in the City of Carson, County of Skamania, State of Washington, described as follows:

Lot #1 Emerald Estates Subdivision Recorded in Skamania County
Book of Plats, Book B, Page 88

hereafter referred to as "the Grantor Property".

B. Grantees are the owners of certain real property located in the City of Carson, County of Skamania, State of Washington, described as follows:

Lot #2 Emerald Estates Subdivision, Recorded in Skamania County
Book of Plats, Book B, Page 88

hereafter referred to as "the Grantees Property".

C. For good and sufficient consideration and **FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY**, the parties find it necessary and desirable to designate a new boundary line between their respective parcels of property.

D. It is the desire of the parties hereto that an agreement be entered into for the purpose of adjusting and clarifying the boundary line between the Grantor and the Grantee property.

In consideration of the above recitals and the mutual terms and covenants of this agreement, the parties agree as follows:

1. The legal description of the agreed common boundary between the Schaff and the Waters Property shall be and is as follows:

et al.

The Southwest $01^{\circ}18'55''$ boundary shall be located ten (10) feet west of the existing boundary line between Lot#1 and Lot #2 of the Emerald Estates Subdivision recorded in Book B page 88.

2. It is the intention of the parties, by this agreement, to establish now and for all time that the above legal description is the agreed property line as it relates to the Grantor and the Grantee property.

3. The boundary line between said properties is as shown on Exhibit "A", which is attached hereto and incorporated by reference.

4. It is further agreed that, in consideration of the mutual benefits to be derived by the parties hereto, Grantor conveys and quit claims to Grantees all her right, title, and interest in and to any land lying easterly of the agreed common boundary line between the Grantor and the Grantee property more particularly described as follows:

Lot 1

Beginning at the northeast corner of Lot 1 of the Emerald Estates Subdivision Recorded in Skamania County Book of Plats, Book B, Page 88, Skamania County, Washington; thence West 10 feet $88^{\circ}41'05''$; thence South 120.00 feet $01^{\circ}18'55''$; thence East 10 feet $88^{\circ}41'05''$; thence North 120.00 feet $01^{\circ}18'55''$ to the point of beginning.

5. This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

6. This Boundary Line Agreement and Conveyance does bind the parties hereto, their heirs, successors, assigns and representatives.

Transaction in compliance with County sub-division ordinances.

Skamania County

By: MJM 12-29-99

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Notary Public in and for the
State of Washington, residing
at Steverson
Commission expires: 12/01/11

mjm

Unofficial Copy

