

144198

BOOK 222 PAGE 478

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY *Planning Dept*

MAR 29 4 21 PM '02

J. Lawry
AUDITOR

J. MICHAEL CARVISON

AFTER RECORDING, RETURN TO:

Ronald W. Greenen
Greenen & Greenen, PLLC
1104 Main Street, Suite 400
Vancouver, WA 98660

REAL ESTATE EXCISE TAX

22158
MAR 29 2002

PAID *Exempt*
Of Deputies
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor
Date 3/29/02 Parcel # 7-5-21-200, 201

QUIT CLAIM DEED
(With Boundary Line Agreement)

GRANTOR: Gerald and Mary Sauer, et al. Additional on Page 2
GRANTEE: David and Brenda Creagan

David Creagan and Brenda Creagan, husband and wife, hereinafter referred to as "Creagan," own the following described real estate situated in the County of Skamania, State of Washington:

Abbreviated Legal: Section 21, T7N R5E. The full legal description is set out on Exhibit "A" attached hereto,

which was acquired by Creagan by Quit Claim Deed, dated 12/24/01 and recorded in the office of the Skamania County Auditor under No. 143331, Book 218, Page 795.

Gerald Sauer and Mary Sauer, husband and wife, and David Creagan and Brenda Creagan, husband and wife, hereinafter referred to as "Tenants in Common," own the following described real estate situated in the County of Skamania, State of Washington:

Abbreviated Legal: Section 21, T7N R5E. The full legal description is set out on Exhibit "B" attached hereto,

which was acquired by Tenants in Common by Statutory Warranty Deed, dated 12/28/00 and recorded in the office of the Skamania County Auditor under No. 140023, Book 205, Page 599.

The above-referenced parties acknowledge that it is necessary to adjust the true boundary line between the Creagan Lot 2 parcel and the Tenants in Common parcel, Lot 3, of real property and therefore by survey have established an agreed boundary line between the properties, and new legal descriptions have been determined and prepared for each of the parcels referred to above. It is the intent of the parties that the boundary line established by the

survey and the newly prepared legal description shall be permanent and legally define the boundary line between the Creagan, Lot 2 parcel and the Tenants in Common parcel, Lot 3, referred to herein.

For and in consideration of a boundary line adjustment, Gerald Sauer and Mary Sauer, husband and wife, and David Creagan and Brenda Creagan, husband and wife, conveys and quit claims to David Creagan and Brenda Creagan, husband and wife, all interest they may have in the real property legally described as set forth in Exhibit "C", "Boundary Adjusted Tract 2 of Swift Cove".

The conveyance set forth above as to the parcel of real property described in Exhibit "C" is subject to and encumbered by a reciprocal road easement as legally described and set forth in Exhibit "D". This easement so created is superior and paramount to the right of all of the parties to this agreement in the respective servient estate so created, and the parties agree that it is a covenant that shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors and assigns.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor, 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.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date first written above.

DAVE CREAGAN

BRENDA CREAGAN

GERALD SAUER

MARY SAUER

STATE OF WASHINGTON)

) ss.

County of Clark)

Transaction in compliance with County subdivision ordinances.
Skamania County

By: *Klauson* 3-29-01

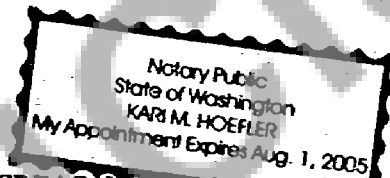
On this day personally appeared before me DAVID CREAGAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes

therein mentioned.

GIVEN under my hand and official seal this 28 day of March, 2002.

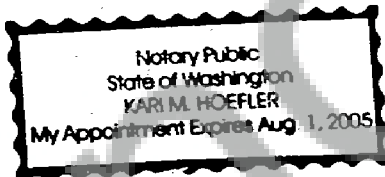
Kari M. Hoefler
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My commission expires: 8/1/05

STATE OF WASHINGTON)
County of Clark) ss.



On this day personally appeared before me BRENDA CREAGAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of March, 2002.

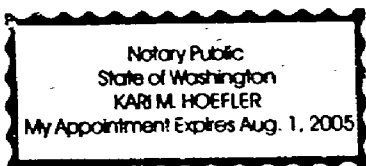


Kari M. Hoefler
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My commission expires: 8/1/05

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me GERALD SAUER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of March, 2002.



Kari M. Hoefler
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My commission expires: 8/1/05

STATE OF WASHINGTON)
) ss.
County of Clark)

On this day personally appeared before me MARY SAUER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of March, 2002.

Kari M. Hoefler
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My commission expires: 9/8/05

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EXHIBIT 'A'

BOOK 218 PAGE 796

BOOK 222 PAGE 482

LOT 2 OF SKAMANIA COUNTY RECORD OF SURVEY FILED FOR RECORD JUNE 20, 2000, AND RECORDED UNDER AUDITOR'S FILE NO. 138413, VOLUME 3, PAGE 356, RECORDS OF SKAMANIA COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 21, TOWNSHIP 7 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 01°20'04" EAST, 1287.98 FEET TO THE NORTHEASTLY MARGIN OF EASEMENT FOR ROAD PURPOSES AS RECORDED IN BOOK 46, PAGE 477, RECORDS OF SAID COUNTY:

THENCE ALONG SAID NORTHEASTERLY MARGIN, SOUTH 80°38'17" EAST, 109.35 FEET;

THENCE NORTH 56°21'17" EAST, 989.58 FEET TO THE WESTERLY LINE OF THAT PORTION CONVEYED TO PACIFIC POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 46, PAGE 352;

THENCE ALONG SAID WESTERLY LINE, SOUTH 20°58'28" EAST, 337.26 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 21°24'04" WEST, 441.71 FEET;

THENCE SOUTH 40°28'01" WEST, 1373.88 FEET TO THE BEGINNING;

SUBJECT TO EASEMENT FOR ROAD PURPOSES AS RECORDED IN BOOK 46, PAGE 477, RECORDS OF SAID COUNTY;

CONTAINING 20.19 ACRES, MORE OR LESS.

Gary H. Martin, Skamania County Assessor

Date 12-28-01 Parcel # 07052100020100
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EXHIBIT "B"

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LOT 3 OF SKAMANIA COUNTY RECORD OF SURVEY FILED FOR RECORD
JUNE 20, 2000, AND RECORDED UNDER AUDITOR'S FILE NO. 138413, VOLUME
3, PAGE 356, RECORDS OF SKAMANIA COUNTY, WASHINGTON, ALSO BEING
A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER, THE
SOUTH HALF OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE
SOUTHWEST QUARTER, ALL IN SECTION 21, TOWNSHIP 7 NORTH, RANGE 5
EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE
OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 01°20'04"
EAST, 1287.96 FEET TO THE NORTHEASTLY MARGIN OF EASEMENT FOR
ROAD PURPOSES AS RECORDED IN BOOK 46, PAGE 477, RECORDS OF SAID
COUNTY AND THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHEASTERLY MARGIN, SOUTH 60°36'17" EAST,
109.35 FEET;
THENCE NORTH 58°21'17" EAST, 969.58 FEET TO THE WESTERLY LINE OF
THAT PORTION CONVEYED TO PACIFIC POWER AND LIGHT COMPANY BY
INSTRUMENT RECORDED IN BOOK 46, PAGE 352;
THENCE ALONG SAID WESTERLY LINE, NORTH 20°58'26" WEST, 666.39 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 27°23'34" EAST,
369.82 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 21°54'26" WEST,
335.13 FEET;
THENCE SOUTH 35°36'02" WEST, 1188.74 FEET TO A POINT ON THE WEST
LINE OF SAID SECTION 21, SAID POINT BEING 2068.29 FEET NORTH OF THE
SOUTHWEST CORNER OF SAID SECTION AS MEASURED ALONG SAID LINE;
THENCE SOUTH 01°20'04" WEST, 780.33 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS AND CONDITIONS ON RECORD.

CONTAINING 20.22 ACRES, MORE OR LESS.

BOOK 222 PAGE 484

EXHIBIT "C"

March 14, 2002

**LEGAL DESCRIPTION
FOR
DAVE CREAGAN**

BOUNDARY ADJUSTED TRACT 2 OF "SWIFT COVE":

A portion of the West half of Section 21, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a Department of Natural Resources monument at the Southwest corner of Section 21; thence North $01^{\circ} 20' 04''$ East, along the West line of the Southwest quarter of Section 21 as shown in Book 3 of Surveys, page 356, Skamania County Auditor's Records, for a distance of 1300.00 feet to a 5/8 inch iron rod as set in a 2002 "Hagedorn, Inc. Survey"; thence North $55^{\circ} 00' 00''$ East, 495.00 feet to a 5/8 inch iron rod (2002 "Hagedorn, Inc. Survey"); thence South $81^{\circ} 00' 00''$ East, 616.36 feet to the West line of the "PP&L tract" as described in Book 48 of Deeds, page 352, Skamania County Auditor's Records; thence South $21^{\circ} 00' 49''$ East, 29.47 feet to angle point #15; thence South $21^{\circ} 24' 56''$ West, 440.97 feet to angle point #14; thence leaving said PP&L boundary, South $40^{\circ} 24' 31''$ West, 284.47 feet to a 5/8 inch iron rod (Survey 3-356) near the South right-of-way line of the US Forest Service "90 Road" as described in Book 46 of Deeds, page 477, Skamania County Auditor's Records; thence South $40^{\circ} 26' 47''$ West, 1093.94 feet to the POINT OF BEGINNING.

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EXHIBIT "D"
March 15, 2002

**LEGAL DESCRIPTION
FOR
CREAGAN AND SAUER**

RECIPROCAL EASEMENT NORTH OF "90 ROAD":

A 30-foot non-exclusive easement for ingress, egress and utilities, over a portion of the West half of the Southwest quarter of Section 21, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the centerline of which, is described as follows:

BEGINNING at a Department of Natural Resources Concrete Monument at the Southwest corner of Section 21; thence North 01° 20' 04" East, along the West line of the Southwest quarter of Section 21, for a distance of 1300.00 feet to a 5/8 inch iron rod as set in a 2002 "Hagedorn, Inc. Survey" and the TRUE POINT OF BEGINNING of the easement centerline to be described; thence North 55° 00' 00" East, 455.00 feet to the terminus of said easement centerline.

EXCEPT any portion lying within that easement as described in Book 205, page 880, Skamania County Auditor's Records.