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BOOK 222 PAGE 895

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SKAMANIA CO. WASH  
BY *Robert Dugger*

APR 10 3 21 PM '02

*Plavny*  
AUDITOR  
J. MICHAEL GARVISON

WHEN RECORDED RETURN TO:

Kielpinski & Woodrich  
PO Box 510  
Stevenson WA 98648

BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED  
Boundary Line Adjustment

Grantor (s):	Erwin A. Keehn, a single man	REAL ESTATE EXCISE TAX
Grantee (s):	Robert H. Dugger, a single man	<i>22182</i> APR 10 2002
Abbreviated Legal:	SW 1/4 Sec 36, T 3 N, R 7 E.W.M.	PAID <i>excise</i>
Assessor's Tax Parcel No's:	03-07-36-1-3-3500-00, 03-07-36-1-3-3580-00 & 03-07-36-1-3-3590-00	<i>of Dugger</i> SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor  
Date *4/10/02* Parcel # *See Stamp on Pg 3* CONVEYANCE

Boundary Agreement made, effective as of Apr. 5, 2002, 2002, by and between Erwin A. Keehn, a single man, hereinafter referred to as "Grantor", and Robert H. Dugger, a single man, hereinafter referred to as "Grantee".

RECITALS

The parties recite and declare:

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

Parcel Number: 03-07-36-1-3-3500-00 & 03-07-36-1-3-3580-00

A tract of land in the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, described as follows:

Commencing at the center of Section 36, Township 3 North, Range 7 E.W.M.; thence West 350 feet; Thence South along the West side of the Chesser Road 889.56 feet to a brass plug set in concrete; thence South 100.44 feet; thence South  $11^{\circ} 19'$  East 69.76 feet to the initial point of the tract conveyed; thence South  $11^{\circ} 19'$  East 100 feet; thence South  $78^{\circ} 41'$  West 100 feet; thence North  $11^{\circ} 19'$  West 100 feet; thence North  $78^{\circ} 41'$  East 100 feet to the initial point of beginning.

Commencing at the center of Section 36, Township 3 North, Range 7 E.W.M.; thence West 350 feet; thence South along the West side of the Chesser Road 889.56 feet to a brass plug set in concrete; thence South 100.44 feet; thence South  $11^{\circ} 19'$  East 69.76 feet; thence South  $78^{\circ} 41'$  West 100 feet to the true point of beginning; thence South  $11^{\circ} 19'$  East 100 feet; thence South  $78^{\circ} 41'$  West to intersection with the northerly line of Rock Creek Hot Springs Road; thence northerly along the North line of said road to a point which is South  $78^{\circ} 41'$  West of the true point of beginning; thence North  $78^{\circ} 41'$  East to the point of beginning.

Beginning at the center of the said Section 36, thence West 350 feet, thence South along the West line of Chesser Road 889.56 feet to a brass plug set in concrete, thence South 100.44 feet, thence South  $11^{\circ} 19'$  East 69.76 feet, thence South  $78^{\circ} 41'$  West 100 feet to the initial point of the tract hereby described; thence North  $11^{\circ} 19'$  West 79.67 feet; thence North 25.35 feet to the Southeast corner of a tract of land conveyed to Marion Crews and wife by deed dated January 26, 1950, and recorded at page 616 of book 32 of Deeds, Records of Skamania County, Washington; thence West 100 feet; thence North 85 feet; thence West 112 feet, more or less, to intersection with the East line of Skamania Light and Power Company's Electric Addition according to the official plat thereof; thence South along the East line of said addition 58.2 feet to a point on the Northerly line of Rock Creek Hot Springs Road; thence in a Southeasterly direction following the Northerly line of said road to a point South  $78^{\circ} 41'$  West of the initial point; thence North  $78^{\circ} 41'$  East to the initial point.

AND as modified by and subject to that certain Boundary Line Adjustment and Quit Claim Deed executed December 27, 1989, by Erwin A. Keehn and Bernice A. Keehn, husband and wife, as first parties, and John Wheeler and Laurie Wheeler, husband and wife, as second parties, recorded at Book 117, page 188-190, under Auditor's file #108461.

records of Skamania County, Washington .

hereafter referred to as "the Grantor Property".

B. Grantee is the owner of certain real property located in the City of Stevenson, County of Skamania, State of Washington, described as follows:

Parcel Number: 03-07-36-1-3-3590-00

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the center of Section 36, Township 3 North, Range 7 East of the Willamette Meridian; thence West 350 feet; thence South along the West side of Chesser Road 889.5 feet to a brass plug set in concrete; thence West 100 feet to a brass plug set in concrete, thence South 85 feet to the True Point of Beginning; thence South 25.35 feet; thence South 11° 19' East 69.67 feet; thence North 78° 41' East 100 feet; thence North 11° 19' West 59.76 feet; thence North 15.44 feet; thence West 100 feet to the True Point of Beginning.

hereafter referred to as "the Grantee 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 Grantee Property shall be and is as follows:  
Gary H. Martin, Skamania County Assessor  
Parcel Number: 03-07-36-1-3-3590-00 Date 1/14/02 Parcel # 3590

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at the center of Section 36, Township 3 North, Range 7 East of

the Willamette Meridian, thence West 350 feet; thence South along the West side of Chesser Road 889.5 feet to a brass plug set in concrete; thence West 100 feet to a brass plug set in concrete; thence South 85 feet; thence West 5 feet to a point which is the initial point of the tract hereby conveyed; thence South 25.35 feet; thence South 11° 19' East 71.67 feet; thence North 78° 41' East 105 feet; thence North 11° 19' West 59.76 feet; thence North 15.44 feet; thence West 105 feet; to the true point of beginning.

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 Grantee all his right, title, and interest in and to the land described in the boundary line agreement between the Grantor and the Grantee property.

5. It is further agreed that, in consideration of the mutual benefits to be derived by the parties hereto, Grantees convey and quit claim to Grantor all of its right, title and interest in and to the land described in the boundary line agreement between the Grantor and the Grantee property.

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

7. 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, City of Stevenson 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 and City of Stevenson Short Plat laws.

IN WITNESS WHEREOF the parties have executed this Agreement of the 5 day of April, 2002.

[signatures on next page]

