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BOOK 223 PAGE 761

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY *Millie Richards*

RETURN ADDRESS

Richard N. Johnson
8904 NE Hazel Dell Avenue
Vancouver, WA 98665

REAL ESTATE EXCISE TAX

22225

APR 30 2002

PAID

Exempt
W. H. Martin
SKAMANIA COUNTY TREASURER

APR 30 3 33 PM '02

P. Lowry
AUDITOR
J. MICHAEL GARVISON

DOCUMENT TITLE(S) BOUNDARY ADJUSTMENT

REFERENCE NUMBER(S) OR RELATED DOCUMENTS

GRANTOR(S) DALE A. RICHARDS & ILA M. RICHARDS, husband and wife

additional Grantors & Grantees on page two

GRANTEE(S) LAWRENCE D. RICHARDS & MILDRED L. RICHARDS, husband and wife

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Portions of Sec 35 T2N R5# WM in Skamania County

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER TL 400 & TL 500

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement made this 31 day of December, 2001.

WITNESSETH:

Gary H. Martin, Skamania County Assessor
Date *12-31-01* Parcel # *TL 400 & 500*

WHEREAS, these parties own adjoining parcels of property; and

WHEREAS, a survey has now been performed by Hagedorn, Inc. which shows the parties were mistaken about the location of their property, and thus improvements were made in the wrong location; and

WHEREAS the parties desire to adjust the boundaries of their respective parcels of land, which boundary adjustment will create no additional lots; now, therefore, in consideration of the mutual conveyances, but for no monetary consideration, the parties hereto agree as follows:

Transaction in compliance with County sub-division ordinances,
Skamania County . . . by: *K. H. Martin 12-31-01*

BOUNDARY LINE AGREEMENT

1. Dale A. Richards and Ila M. Richards, husband and wife, do hereby convey and quit claim to Lawrence D. Richards and Mildred L. Richards, husband and wife, that certain parcel of real property described in attached Exhibit "A" entitled "TRACT TO BE QCD: DALE TO LARRY".

2. Lawrence D. Richards and Mildred L. Richards, husband and wife, do hereby convey and quitclaim to Dale A. Richards and Ila M. Richards, husband and wife, that certain parcel of real property described in attached Exhibit "B" entitled "TRACT TO BE QCD: LARRY TO DALE"

3. Dale A. Richards and Ila M. Richards, husband and wife, do hereby convey and quitclaim to Larry Lawrence D. Richards and Mildred L. Richards, husband and wife, a non-exclusive easement, fifteen feet in width, as more particularly described in Exhibit "C" entitled "EASEMENT TO BE GRANTED TO LARRY".

4. Lawrence D. Richards and Mildred L. Richards, husband and wife, do hereby convey and quit claim Dale A. Richards and Ila M. Richards, husband and wife, a non-exclusive 25 foot easement, as more particularly described in Exhibit "D" entitled "EASEMENT TO BE GRANTED TO DALE".

5. The map attached hereto as Exhibit "E" depicts the revised parcels. Any references to location shall controlled by the Hagedorn survey monuments and measurements.

IN WITNESS HEREOF, their parties have set their hands this 3 / day of December, 2001.

Dale A. Richards
Dale A. Richards

Ila M. Richards
Ila M. Richards

Lawrence D. Richards
Lawrence D. Richards

Mildred L. Richards
Mildred L. Richards

STATE OF WASHINGTON)

COUNTY OF CLARK) ss.

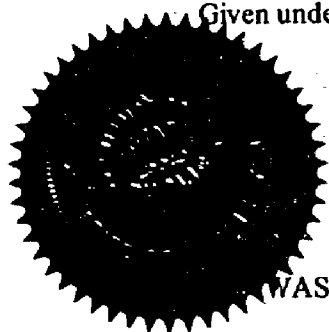
On this day personally appeared before me Dale A. Richards and Ila M. Richards to

BOUNDARY LINE AGREEMENT

BOOK 223 PAGE 703

me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31 day of December, 2001



Bar Beaver
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3/24/02
RESIDING AT: Washougal, WA

WASHINGTON)
: ss.
COUNTY OF CLARK)

On this day personally appeared before me Lawrence D. Richards and Mildred L. Richards to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31 day of December, 2001.

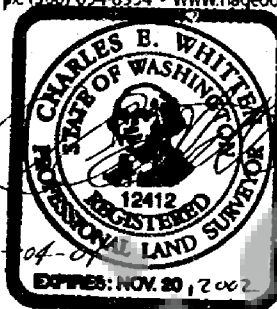


Bar Beaver
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3/24/02
RESIDING AT: Washougal, WA

**HAGEDORN, INC.****SURVEYORS AND ENGINEERS**

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

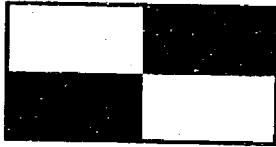
October 5, 2001

Exhibit A**LEGAL DESCRIPTION
FOR
LARRY RICHARDS****TRACT TO BE QCD: DALE TO LARRY:**

A portion of the Northwest quarter of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington described as follows:

BEGINNING at a 1 inch iron pipe with brass cap at the Northwest corner of Section 35 as shown on the plat of "River Edge Acres" as recorded in Book "B" of Plats, page 96, Skamania County Auditor's Records; thence South $00^{\circ} 41' 25''$ West, along the West line of the Northwest quarter of Section 35, for a distance of 652.00 feet to the most Westerly Southwest corner of the "Richards tract" as described in Book 74 of Deeds, page 320, Skamania County Auditor's Records and the TRUE POINT OF BEGINNING; thence continuing South $00^{\circ} 41' 25''$ West, 660.00 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 35; thence South $80^{\circ} 05' 00''$ East, 299.00 to a 5/8 inch iron rod as set in a 2001 "Hagedorn Inc. Survey"; thence following a fence line, North $77^{\circ} 00' 00''$ East, 98.00 to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $78^{\circ} 20' 00''$ East, 193.00 feet to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $83^{\circ} 20' 00''$ East, 86.00 feet to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $79^{\circ} 10' 00''$ East, 231.00 feet, to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $69^{\circ} 40' 00''$ East, 100.30 feet to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $00^{\circ} 42' 38''$ East, leaving said fence line, 16.20 feet to the South line of the "Richards tract" at a point on the centerline of an existing road (being the "old road on top of ridge" noted in the "Richards description") that bears North $89^{\circ} 11' 31''$ West, 330.00 feet and South $00^{\circ} 42' 38''$ West, 1184.07 feet from the Northeast corner of the Northwest quarter of the Northwest quarter of Section 35; thence South $67^{\circ} 00' 00''$ West, along said road centerline (and the South line of the "Richards tract") 40.00 feet; thence South $74^{\circ} 00' 00''$ West, 69.00 feet; thence South $79^{\circ} 00' 00''$ West, 236.00 feet; thence South $83^{\circ} 00' 00''$ West, 94.00 feet; thence South $78^{\circ} 20' 00''$ West, 145.23 feet to the South line of the Northwest quarter of the Northwest quarter of Section 35; thence North $89^{\circ} 06' 27''$ West, along said South line, 85.29 feet to a point that is South $89^{\circ} 06' 27''$ East, 330.00 feet from the Southwest corner of the Northwest quarter of the Northwest quarter of Section 35, said point also being the most Southerly Southwest corner of the "Richards tract"; thence North $00^{\circ} 41' 25''$ East, 660.00 feet to an inner corner of the "Richards tract"; thence North $89^{\circ} 06' 27''$ West, 330.00 to the TRUE POINT OF BEGINNING.

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HAGEDORN, INC.

SURVEYORS AND ENGINEERS

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October 5, 2001

Exhibit **B** LEGAL DESCRIPTION FOR LARRY RICHARDS

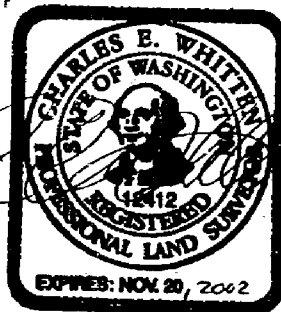
TRACT TO BE QCD: LARRY TO DALE:

A portion of the Northwest quarter of the Northwest quarter of Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 1 inch iron pipe with brass cap at the Northwest corner of Section 35 as shown on the plat of "River Edge Acres" as recorded in Book "B" of Plats, page 96, Skamania County Auditor's Records; thence South $89^{\circ} 11' 31''$ East, along the North line of the Northwest quarter of Section 35, for a distance of 1314.56 feet to a 5/8 inch iron rod (B-96) at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 35, said point being the Northeast corner of the "Richards tract" as described in Book 74 of Deeds, page 320, Skamania County Auditor's Records and the TRUE POINT OF BEGINNING; thence South $00^{\circ} 42' 38''$ West, along the East line of the Northwest quarter of the Northwest quarter of Section 35, for a distance of 1063.00 feet to the South line of the "Richards tract" at a point on the centerline of an existing road (being the "old road on top of ridge" noted in the "Richards Description"); thence following said road centerline (and said South line) along the arc of a 2049.43 foot radius curve to the left (the incoming tangent of which is South $75^{\circ} 00' 00''$ West), through a central angle of $06^{\circ} 30' 00''$, for an arc distance of 232.50 feet; thence South $68^{\circ} 30' 00''$ West, 119.07 feet; thence North $00^{\circ} 42' 38''$ East, leaving said South line and road centerline, 1184.07 feet to a 5/8 inch iron rod, as set in a 2001 "Hagedorn Inc. Survey", on the North line of the Northwest quarter of the Northwest quarter of Section 35; thence South $89^{\circ} 11' 31''$ East, 330.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a non-exclusive easement for ingress, egress, and utilities, over the South 15 feet of the above described tract.

LD2001/Larry Richards2.cew



10-04-01



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October 5, 2001

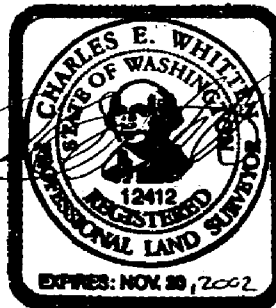
Exhibit **C** LEGAL DESCRIPTION
FOR
LARRY RICHARDS

EASEMENT TO BE GRANTED TO LARRY:

A non-exclusive 15-foot easement for ingress, egress, and utilities, over a portion of the Northwest quarter of the Northwest quarter of Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the North line of which is described as follows:

BEGINNING at a 1 inch iron pipe with brass cap at the Northwest corner of Section 35 as shown on the plat of "River Edge Acres" as recorded in Book "B" of Plats, page 96, Skamania County Auditor's Records; thence South $89^{\circ} 11' 31''$ East, along the North line of the Northwest quarter of Section 35, for a distance of 1314.56 feet to a 5/8 inch iron rod (B-96) at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 35, said point being the Northeast corner of the "Richards tract" as described in Book 74 of Deeds, page 320, Skamania County Auditor's Records; thence South $00^{\circ} 42' 38''$ West, along the East line of the Northwest quarter of the Northwest quarter of Section 35, for a distance of 1063.00 feet to the South line of the "Richards tract" at a point on the centerline of an existing road (being the "old road on top of ridge" noted in the "Richards Description") and the TRUE POINT OF BEGINNING of the North line of the 15-foot easement to be described; thence following said road centerline (and the South line of the "Richards tract") along the arc of a 2049.43 foot radius curve to the left (the incoming tangent of which is South $75^{\circ} 00' 00''$ West), through a central angle of $06^{\circ} 30' 00''$, for an arc distance of 232.50 feet; thence South $68^{\circ} 30' 00''$ West, 119.07 feet to the terminus of said North easement line at a point that bears North $89^{\circ} 11' 31''$ West, 330.00 feet and South $00^{\circ} 42' 38''$ West, 1184.07 feet from the Northeast corner of the Northwest quarter of the Northwest quarter of Section 35. (the sidelines of said 15 foot easement to be extended or shortened so as to terminate on the East line of the Northwest quarter of the Northwest quarter of Section 35 and also on a line running South $00^{\circ} 42' 38''$ West from the terminus of said North easement line).

LD2001/Larry Richards4.cew



10-05-2001



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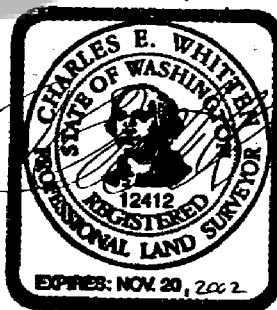
Exhibit **D** LEGAL DESCRIPTION FOR LARRY RICHARDS

EASEMENT TO BE GRANTED TO DALE:

A non-exclusive 25-foot easement for ingress and egress over a portion of the Northwest quarter of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the South line of which is described as follows:

BEGINNING at a 1 inch iron pipe with brass cap at the Northwest corner of Section 35 as shown on the plat of "River Edge Acres" as recorded in Book "B" of Plats, page 96, Skamania County Auditor's Records; thence South $00^{\circ} 41' 25''$ West, along the West line of the Northwest quarter of Section 35, for a distance of 1312.00 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 35; thence South $80^{\circ} 05' 00''$ East, 299.00 to a 5/8 inch iron rod as set in a 2001 "Hagedorn Inc. Survey" and the TRUE POINT OF BEGINNING of the South line of the 25-foot easement to be described; thence following a fence line, North $77^{\circ} 00' 00''$ East, 98.00 to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $78^{\circ} 20' 00''$ East, 193.00 feet to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $83^{\circ} 20' 00''$ East, 86.00 feet to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $79^{\circ} 10' 00''$ East, 231.00 feet, to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey); thence North $69^{\circ} 40' 00''$ East, 100.30 feet to a 5/8 inch iron rod (2001 Hagedorn Inc. Survey) at the terminus of said South easement line at a point that bears North $89^{\circ} 11' 31''$ West, 330.00 feet and South $00^{\circ} 42' 38''$ West, 1200.27 feet from the Northeast corner of the Northwest quarter of the Northwest quarter of Section 35 (the North line of said 25-foot easement to be extended so as to terminate on a line running North $00^{\circ} 42' 38''$ East from the 5/8 inch iron rod at the terminus of said South easement line.)

LD2001/Larry Richards5.cejw



10-05-2001

Exhibit **E**

