

149083

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AFTER RECORDING MAIL TO:

Dubalson & Associates LLC
3595 Skye Road
Washougal WA 98671

REAL ESTATE EXCISE TAX
23004

JUN 13 2003

PAID *exempt*
Vicki Clelland
SKAMANIA COUNTY TREASURER

Gary Baldwin
JUN 13 2 00 PM '03
D. Germann
JUN 13 2 00 PM '03

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

QUIT CLAIM DEED

File No: 4282-157781 (SMT)

Boundary Line Adjustment

Date: May 20, 2003

Grantor(s): Dubalson & Associates LLC

Grantee(s): Dubalson & Associates LLC

Abbreviated Legal: NW 1/4 SW 1/4 SEC 18 T2N R5E (Part of)

Additional Legal on page: 2

Assessor's Tax Parcel No(s): 02-05-18-0-0-0802-00

THE GRANTOR(S) Dubalson & Associates LLC for and in consideration of Boundary Line Adjustment, WAC # 458-61-235, conveys and quit claims to Dubalson & Associates LLC, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein:

Dubalson & Associates LLC

Gary H. Martin, Skamania County Assessor
Date *6/12/03* Parcel # *2-5-18-802-1* Ptn of *2*

Gary H. Martin

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.

Transaction in compliance with County subdivision ordinance
Skamania County
Per M3M 6-12-03

Beseda Land Surveying
19417 NE 42 CT
Ridgefield, WA 98642-8904

01-16LD10
05/20/02
NJB

Legal Description
Adjusted Parcel No. 801

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a brass cap marking the Southwest corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; Thence South 89°16'02" East, along the South line of said Southwest Quarter, 1173.33 feet to a point 240.05 feet from the Southeast corner of the Southwest Quarter of said Southwest Quarter; Thence North 00°35'36" East, parallel with the East line of the Southwest Quarter of said Southwest Quarter, 1320.96 feet to the South line of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; Thence North 25°11'21" West, 486.48 feet to a point on a 500 foot radius curve to the left on the centerline of Skamania Mines Road said point being hereinafter referred to as Point "A"; Thence, from a tangent bearing of South 60°49'21" West along said centerline curve, through a central angle of 15°10'33", an arc distance of 132.46 feet to a point of tangency; Thence South 45°38'38" West, along said centerline, 295.00 feet to a point of curvature of a 800 foot radius curve to the right; Thence, along said centerline curve, through a central angle of 08°31'56", an arc distance of 119.13 feet to a point on the South line of the Northwest Quarter of said Southwest Quarter; Thence South 89°22'23" East, along said South line, 733.95 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a 30 foot Easement for Ingress, Egress and Utilities the centerline of which is described as follows:

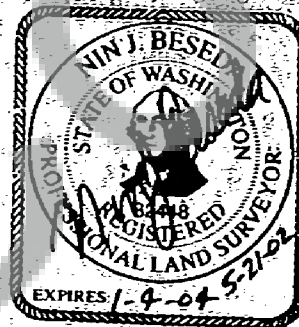
BEGINNING at aforementioned Point "A"; Thence South 25°11'21" East, 240.00 feet to the TERMINUS of the described centerline.

The sidelines of said Easement are to be shortened as necessary so as to terminate at the South right of way line of Skamania Mines Road.

Containing 3.74 acres.

Except County Roads.

Subject to easements and restrictions of record.



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State of Washington
County of Shamania
On this 12th day of June, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry D. Baldian to me know to be the managing member of the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that he is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Teddi Midland
Signature of Notary Public

Notary Public in and for the State of Washington
Residing at: Stevenson
My Commission Expires: 11-9-03

