

Doc # 2004152865  
Page 1 of 8  
Date: 05/05/2004 03:26P  
Filed by: GENERAL PUBLIC  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$26.00

RETURN ADDRESS

RICHARD LANG  
P.O.B. 1205  
STEVENSON, WASHINGTON  
98648

Please Print or Type Information.

Document Title(s) or transaction contained therein:

1. BOUNDARY LINE ADJUSTMENT
2. CROSS QUITCLAIM DEED
- 3.
- 4.

REAL ESTATE EXCISE TAX

23853

MAY 5 2004

GRANTOR(S) (Last name, first, then first name and initials)

1. McKENZIE, DOUGLAS
2. McKENZIE, MARLEA
- 3.
- 4.

PAID 34,536.74 41.27

*Audrey F. Kubi Deputy*  
SKAMANIA COUNTY TREASURER

☐ Additional Names on Page \_\_\_\_\_ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. LANG, RICHARD J.
2. LANG, DIANE M.
- 3.
- 4.

☐ Additional Names on Page \_\_\_\_\_ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Block, Plat or Section, Township, Range, Quarter/Quarter)

SE 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WM.

☐ Additional Names on Page \_\_\_\_\_ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional Names on Page \_\_\_\_\_ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-07-36-3-4-4000

03-07-36-3-4-4001

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional Names on Page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

AFTER RECORDING RETURN TO:

Richard J. Lang  
P.O.B. 1205  
Stevenson, Washington 98648

CROSS QUITCLAIM DEED  
(With Boundary Line Adjustment Agreement)

GRANTOR and CROSS GRANTEE: Richard J. and Diane M. Lang  
GRANTEE and CROSS GRANTOR: Douglas and Marlea McKenzie

Richard J. and Diane M. Lang, husband and wife (the "Langs"), own the following described real property situated in the County of Skamania, State of Washington:

Abbreviated Legal: Southeast 1/4 of Section 36, Township 3 North, Range 7 East, WM., Skamania County, Washington. The full description is set forth in the attached Exhibit "A."

G.S. 5/5/04

Douglas and Marlea McKenzie, husband and wife (the "McKenzies"), own the following described real property situated in the County of Skamania, State of Washington:

Abbreviated Legal: Southeast 1/4 of Section 36, Township 3 North, Range 7 East, WM., Skamania County, Washington. The full description is set forth in the attached Exhibit "B."

G.S. 5/5/04

It is the parties' intention to adjust the true boundary line between the Langs' real property and the McKenzies' real property and therefore by survey have established an agreed line between the two properties, and new legal descriptions have been determined and prepared for each of the two properties. It is the intent of the parties that the boundary line established by the survey and the newly prepared legal descriptions shall be permanent and legally define the boundary line between the Langs parcel and the McKenzies parcel.


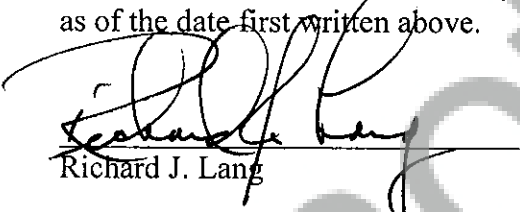
Langs Quit Claim To McKenzies. For and in consideration of a boundary line adjustment, Richard J. and Diane M. Lang, husband and wife, convey and quit claim to Douglas and Marlea McKenzie, husband and wife, all interests they may have in the real property described as set forth in "Exhibit C".

McKenzies Quit Claim To Langs. For and in consideration of a boundary line adjustment, Douglas and Marlea McKenzie, husband and wife, convey and quit claim to Richard J. and Diane M. Lang, husband and wife, all interests they may have in the real property described as set forth in "Exhibit D".


The purpose of this Cross Quitclaim Deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Langs and by the McKenzies, it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and City of Stevenson Short Plat Ordinance. The property described in this Deed cannot be segregated and sold without conforming to the State of Washington and City of Stevenson Subdivision laws.

The parties extinguishment by merger easements created by, and identified in, the following three (3) documents: that certain LICENSE AGREEMENT, recorded August 5, 1996, in Book 158, Page 837, Auditor's File No. 125930; that certain EASEMENT, recorded August 5, 1996, in Book 158, Page 841, Auditor's File No. 125931; and that certain EASEMENT, recorded August 5, 1996, in Book 158, Page ~~841~~ <sup>844</sup>, Auditor's File No. ~~125931~~ <sup>125932</sup>.

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

  
  
Richard J. Lang

  
Douglas McKenzie, who took title as Doug McKenzie

  
Diane M. Lang

  
Marlea McKenzie

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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

On this day personally appeared before me RICHARD J. LANG and DIANE M. LANG to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30<sup>th</sup> day of December, 2002.

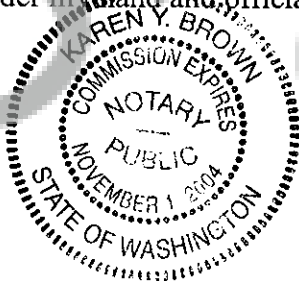


Teddi Midland  
Notary Public in and for the State of Washington,  
residing at Stevenson  
My commission expires 11-09-03

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

On this day personally appeared before me DOUGLAS McKENZIE and MARLEA McKENZIE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of December, 2002.



Karen Y. Brown  
Notary Public in and for the State of Washington,  
residing at Vancouver WA  
My commission expires 11-1-04

Exhibit "A"

Lots 5, 6 and 7, Block 1, CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington.

Together with that portion of the vacated street (Roosevelt) inuring thereto by the vacation thereof, by City Ordinance No. 520, being the West 5 feet of said vacated street lying East of said Lots 5, 6 and 7, Block 1.

EXCEPTING there from the following:

All that portion lying Westerly of the following described line:

Beginning at the Southwest corner of said Lot 7; thence East 56 feet; thence Northwesterly 120 feet to a point on the North line of said Lot 5, which point is 46 feet East of the Northwest corner of said Lot 5.

Gary H. Martin, Skamania County Assessor

Date 5/5/04 PTN Parcel # 3-7-36-3-4-4000  
G.S. 4001

Exhibit "B"

Being a portion of Lots 5, 6 and 7, Block 1, Cascade Addition to the Town of Stevenson, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington, described as follows:

All that portion lying Westerly of the following described line.

Beginning at the Southwest corner of said Lot 7; thence East 56 feet; thence Northwesterly 120 feet to a point on the North line of said Lot 5, which point is 46 feet East of the Northwest corner of said Lot 5.

Together with that portion of the vacated alley inuring thereto by the vacation thereof recorded October 25, 1988 in Book 111, Page 349, Skamania County Deed Records, being the East 9 feet of said Vacated alley lying West of said Lots 5, 6 and 7, Block 1.

Gary H. Martin, Skamania County Assessor

Date 5/5/04 Parcel # 3-7-36-3-4-4000  
G.S. 4001

Exhibit "C"

Being a portion of Lots 5, 6 and 7, Block 1, Cascade Addition to the Town of Stevenson, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington, described as follows:

All that portion lying Westerly of the following described line.

Beginning at a point that bears, along the south line of said Lot 7, N 88° 56' 55" W, 55.98 feet from the Southwest Corner of said Lot 7; thence N 09° 14' 20" W, 121.96 feet to a point on the North line of said Lot 5, which point bears S 88° 56' 56" E, 34.19 feet East of the Northwest Corner of said Lot 5. As according to the survey recorded in Book 3 of Surveys, at Page 362 at the Auditor's Office of Skamania County, Washington.

Together with that portion of the vacated alley inuring thereto by the vacation thereof recorded October 25, 1988 in Book 111, Page 349, Skamania County Deed Records, being the East 9 feet of said Vacated alley lying West of said Lots 5, 6 and 7, Block 1.

Gary H. Martin, Skamania County Assessor

Date 5/5/04 <sup>PTN</sup> Parcel # 3-2-36-3-4-4000  
as 4001

Exhibit "D"

Lots 5, 6 and 7, Block 1, CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington, described as follows:

EXCEPTING there from the following:

All that portion lying Westerly of the following described line.

Beginning at a point that bears, along the south line of said Lot 7, N 88° 56' 55" W, 55.98 feet from the Southwest Corner of said Lot 7; thence N 09° 14' 20" W, 121.96 feet to a point on the North line of said Lot 5, which point bears S 88° 56' 56" E, 34.19 feet East of the Northwest Corner of said Lot 5. As according to the survey recorded in Book 3 of Surveys, at Page 362 at the Auditor's Office of Skamania County, Washington.

Together with that portion of the vacated street (Roosevelt) inuring thereto by the vacation thereof, by City Ordinance No. 520, being the West 5 feet of said vacated street lying East of said Lots 5, 6 and 7, Block 1.

Gary H. Martin, Skamania County Assessor

Date 5/5/04

PTN: 3-7-36-3-4-4000

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