

**WHEN RECORDED RETURN TO:**

Howard and Julie Mathany  
P.O. Box 662  
Carson, WA 98610

Doc # 2004154550

Page 1 of 7

Date: 09/22/2004 09:40A

Filed by: HOWARD & JULIE MATHANY  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR

Fee: \$25.00

**BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED**  
Boundary Line Adjustment

Grantor (s): HOWARD MATHANY and JULIE MATHANY, husband and wife

Grantee (s): DOUGLAS GROSS and TRISA GROSS, husband and wife

Abbreviated Legal: NW ¼ of NW ¼ of Sec.28, Township 3 North, Range 8 EWM

Assessor's Tax Parcel No's: 03 08 28 2 2 0307 00 & 03 08 28 2 2 0308 00

**CONVEYANCE**

Boundary Agreement made effective as of September 21, 2004, by and between Howard Mathany and Julie Mathany, Husband and Wife, hereinafter referred to as "Grantor", and Douglas Gross and Trisa Gross, hereinafter referred to as "Grantee".

**RECITALS**

SEP 22 2004

PAID

24267  
335.50

The parties recite and declare:

Cg deputy

SKAMANIA COUNTY TREASURER

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

Parcel Number: 03 08 28 2 2 0308 00

Lot 3 Julie's Short Plat, according to the recorded plat thereof, recorded in book 3 of Short Plats, Page 377, in the County of Skamania, State of Washington.

**SUBJECT TO:**

1. Road Maintenance Agreement, including the terms and provisions thereof, recorded December 28, 2000 in book 205, Page 486.
2. Restrictive Covenants, including the terms and provisions thereof, recorded December 28, 2000 in book 205, Page 484.

hereinafter referred to as "the Grantor Property".

kh

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

Parcel Number: 03 08 28 2 2 0307 00

Lot 2 Julie's Short Plat, according to the recorded plat thereof, recorded in book 3 of Short Plats, Page 377, in the County of Skamania, State of Washington.

**SUBJECT TO:**

1. Road Maintenance Agreement, including the terms and provisions thereof, recorded December 28, 2000 in book 205, Page 486.
2. Restrictive Covenants, including the terms and provisions thereof, recorded December 28, 2000 in book 205, Page 484.

hereinafter 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:

Parcel Number: 03 08 28 2 2 0307 00

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 28, in Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington, being more particularly described in Exhibit "A" attached hereto and incorporated herein as if fully set forth.

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. 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.

*W*

5. The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the 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.

(signatures on next page)

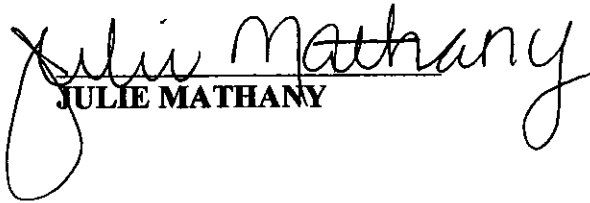
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transaction in compliance with County sub-division ordinances.  
 Laramie County - By 1-11-18

• Syn *Khabuka* 9-21-04

GRANTOR(S):

  
HOWARD MATHANY

  
JULIE MATHANY

GRANTEE(S):

  
DOUGLAS GROSS

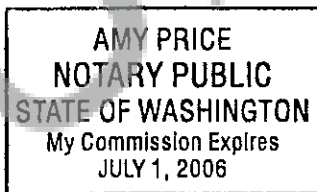
  
TRISA GROSS


STATE OF WASHINGTON )

County of Skamania )

SS.

I, the undersigned, a notary public in and for the State of Washington hereby certify that on this 21<sup>st</sup> day of September, 2004, personally appeared before me HOWARD MATHANY, to me know to be the individual described in and who executed the forgoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the purpose therein mentioned. Given under my hand and official seal the day and year last above written.

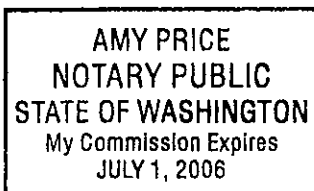



  
AMY PRICE  
NOTARY PUBLIC, in and for  
The State of Washington  
My commission expires July 1, 2006



STATE OF WASHINGTON )  
 )  
County of Skamania ) SS.

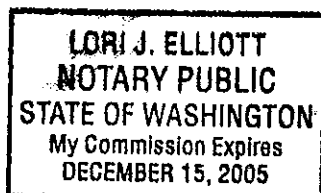
I, the undersigned, a notary public in and for the State of Washington hereby certify that on this 21<sup>st</sup> day of September, 2004, personally appeared before me JULIE MATHANY, to me know to be the individual described in and who executed the forgoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the purpose therein mentioned. Given under my hand and official seal the day and year last above written.

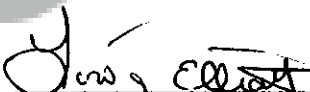


  
Amy PRICE  
NOTARY PUBLIC, in and for  
The State of Washington  
My commission expires July 1, 2006

STATE OF WASHINGTON )  
 )  
County of Skamania ) SS.

I, the undersigned, a notary public in and for the State of Washington hereby certify that on this 20 day of Sept, 2004, personally appeared before me DOUGLAS GROSS, to me know to be the individual described in and who executed the forgoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the purpose therein mentioned. Given under my hand and official seal the day and year last above written.

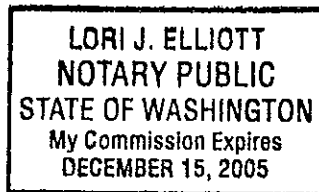


  
NOTARY PUBLIC, in and for  
The State of Washington  
My commission expires December 15, 2005

*lu*

STATE OF WASHINGTON )  
 )  
County of Skamania ) SS.

I, the undersigned, a notary public in and for the State of Washington hereby certify that on this 20 day of Sept, 2004, personally appeared before me TRISA GROSS, to me know to be the individual described in and who executed the forgoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the purpose therein mentioned. Given under my hand and official seal the day and year last above written.



Lori J. Elliott  
NOTARY PUBLIC, in and for  
The State of Washington  
My commission expires December 15, 2005

*kh*

Unofficial Copy

**Exhibit 'A'**  
**TERRA SURVEYING**  
**P.O. Box 617**  
**Hood River, OR 97031**  
**PHONE & FAX (541) 386-4531**  
**terra@gorge.net**

**LEGAL DESCRIPTION**  
**for**  
**HOWARD & JULIE MATHANY**  
**BOUNDARY LINE ADJUSTMENT**  
**0.50 ACRE PARCEL TO BE ADJUSTED TO TAX LOT 307**

**PAGE 1 OF 1**

A parcel of land located in a portion of lot 3 of the JULIE'S Short Plat filed for record in Book 3 at page 377 of the Book of Short Plats, being located in the Northwest Quarter of the Northwest Quarter of Section 28 in Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, and State of Washington, being more particularly described as follows.

Beginning at the most Northwest corner of the above described said Lot 3. This point also beginning also is the Northeast corner of Lot 2 of said JULIE'S Short Plat. Thence South(S) 89°53'56" East(E) along the North line of said Lot 3 a distance of 130.22 feet; thence S 0°55'20" West(W) parallel with the West line of said Lot 3 a distance of 166.76 feet; thence S 89°35'30" W along the South line of said Lot 3 a distance of 130.24 feet to the Southeast corner of said Lot 2; thence North(N) 0°55'20" E along the common line of said Lot 2 and Lot 3 a distance of 167.92 feet to the point of beginning.  
SUBJECT TO easements and restrictions of public record.

Contains 21,780 square feet (0.50 acres), more or less.  
September 16, 2004. ROG.

Gary H. Martin, Skamania County Assessor  
Date 9-21-04 Parcel # Portion of 03-08-28-2-2-0807-00  
Portion of 03-08-28-2-2-0808-00

