

AFTER RECORDING MAIL TO:

Name Woodrich & Archer LLP
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Document Title(s): (or transactions contained therein)

1. Quit Claim Deed
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

2004155161 1/10/04

☐ Additional numbers on page _____ of document



**First American Title
Insurance Company**

(this space for title company use only)

Grantor(s): (Last name first, then first name and initials)

1. Magruder, Leslie Rose
2. Magruder, Paul Magruder
- 3.
- 4.
5. ☒ Additional names on page 2 of document

Grantee(s): (Last name first, then first name and initials)

1. Birkenfeld, Joe
2. Birkenfeld, William
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Sec 31, T3N, R8E

☒ Complete legal description is on page 3, 4, 5, 6, 7 of document

Assessor's Property Tax Parcel / Account Number(s):

03-08-31-0-0-0300
0400
1300

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When Recorded Return to:
Woodrich & Archer LLP
P.O. Box 510
Stevenson, WA 98648

REAL ESTATE EXCISE TAX

24484
DEC - 3 2004

PAID EXEMPT

Audrey Farkas Deputy
SKAMANIA COUNTY TREASURER
QUIT CLAIM DEED

SCR 27309

Boundary Line Adjustment and Easement Deed

Correction Deed to correct error in conveyance

WHEREAS, Leslie Rose Magruder died October 30, 2002. Her estate is pending in Skamania County Superior Court as Cause number 03-4-00002-6.

WHEREAS, Paul George Magruder died September 20, 1971. His estate is pending in Skamania County Superior Court as Cause number 04-4-00008-3.

WHEREAS, The Estate of Leslie Rose Magruder and the Estate of Paul George Magruder, the owners of certain real estate, wish to correct the legal description recorded in Book 165 Page 79 of Skamania County Records described as follows:

2-8-31-300, 400, 1300

12-3-04

John

Beginning at a point where the west line of government Lot 4 of Section 31, Township 3 North, Range 8 E.W.M. intersects with the northerly right of way line of State Highway No. 8; thence south 60° 44' west 86.3 feet along the said right of way line to the initial point of the tract hereby described; thence north 12° 30' east a distance of 230.6 feet; thence north 65° east a distance of 210.8 feet; thence south 86° 10' east a distance of 252.3 feet to the intersection with the

northerly right of way line of the said state Highway no. 8; thence south 60° 44' west along the said right of way line a distance of 587.6 feet to the initial point; said tract containing 1.62 acres more or less.

TOGETHER WITH, all water rights appurtenant thereto.

WHEREAS, the legal description as described above and in Book 165 Page 79 of Skamania County Records references the beginning point as the "west line of Government Lot 4";

WHEREAS, the 1925/29 State Highway map showing the location of Government Lot 4 is incorrect;

WHEREAS, Bell Design Company has surveyed this certain real estate with the correct location of Government Lot 4 and the property lines should be adjusted to reflect the correct location of Government Lot 4;

WHEREAS, due to the corrected location of Government Lot 4 and revisions to the property lines of this certain real estate, the adjacent property owners, Bill and Joe Birkenfield have revised property lines and request an easement for Ingress and Egress to their revised property lines;

WHEREAS, due to the corrected location of Government Lot 4 and revisions to the property lines of this certain real estate owned by the Estate of Leslie Rose Magruder and the Estate of Paul George Magruder, the owners request an easement for access to the Water storage tank and pipeline;

NOW WHEREFORE IN CONSIDERATION OF THE revised property lines, the owners, The Estate of Leslie Rose Magruder and the Estate of Paul George Magruder, of certain real estate described above, and Joe and William Birkenfeld, adjacent property owners, agree to the following BOUNDARY LINE ADJUSTMENT DEED AND EASEMENT DEED;

QUIT CLAIM DEED- Page 2

THE Grantors, The Estate of Leslie Rose Magruder and the Estate of Paul George Magruder, as owners of that certain real estate described Book 165 Page 79, for good and sufficient consideration and **FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY**, hereby convey and quit claim all interest in that certain real estate set forth below, situated in the County of Skamania, State of Washington, including any after acquired title to the Grantees Joe Birkenfeld and William Birkenfeld as Tenants in Common;

Tax Lot 3-8-31-400

All of Government Lot 1 and all of that portion of Government Lots 2 and 3 lying northerly of State Highway SR 14 in Section 31, Township 3 North, Range 8 East, Willamette Meridian; Except that portion thereof conveyed to the State of Washington (Book Z of Deeds, page 492);

EXCEPT the following described parcel:

Commencing at the southwest corner of the northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North 63°43'45" East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the north line of State Highway SR14 and the True Point of Beginning;

Thence North 00°34'37" East, a distance of 108.47 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 30°02'23" East, a distance of 202.33 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 66°41'03" East, a distance of 136.48 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 74°06'49" East, a distance of 259.91 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on said north line of State Highway SR14;

QUIT CLAIM DEED- Page 3

Thence South 60°44'00" West along said north line, a distance of 8.43 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 29°16'00" East along said north line, a distance of 20.00 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 60°44'00" West along said north line, a distance of 516.77 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning, containing 1.62 acres, more or less.

Tax Lot 3-8-31-300

A tract of land located in Governments Lot 4 and 5 and in the northeast quarter of the northwest quarter (NE 1/4 NW 1/4) and the northwest quarter of the northeast quarter (NW 1/4 NE 1/4) of Section 31, Township 3 North, Range 8 East, Willamette Meridian, more particularly described as follows:

Beginning at the northwest corner of NE 1/4 of the NW 1/4 of said Section 31; thence east along the north line of said Section 31 to its intersection with the westerly line of a tract of land reserved by the Columbia Gold and Copper Mining Company, a Washington Corporation, in a deed dated May 17, 1909, recorded at page 428 of Book L of Deeds, records of Skamania County Washington; thence southeasterly along said westerly line to its intersection with the northerly right of way line of State Road 14 (formerly designated as primary State Highway 8); thence southerly and westerly along the northerly right of way line of said highway to its intersection with the west line of said Government lot 4; thence north along the west line of said Government lot 4 and continuing north along the west line of the NE 1/4 NW 1/4 of said Section 31 to the Point of Beginning;

EXCEPT the following described parcel:

Commencing at the southwest corner of the northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North 63°43'45" East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the north line of State Highway SR14 and the True Point of Beginning;

Thence North 00°34'37" East, a distance of 108.47 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 30°02'23" East, a distance of 202.33 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 66°41'03" East, a distance of 136.48 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 74°06'49" East, a distance of 259.91 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on said north line of State Highway SR14;

Thence South 60°44'00" West along said north line, a distance of 8.43 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 29°16'00" East along said north line, a distance of 20.00 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 60°44'00" West along said north line, a distance of 516.77 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning, containing 1.62 acres, more or less.

SUBJECT TO a water pipeline easement granted for a period of one year commencing on the date of recording of this instrument and described as follows:

Commencing at the southwest corner of the northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North 63°43'45" East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the north line of State Highway SR14;

Thence North 00°34'37" East, a distance of 108.47 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 30°02'23" East, a distance of 202.33 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 66°41'03" East, a distance of 94.72 feet to the True Point of Beginning of a water pipeline easement having a right of way width of 5 feet along each side of the following centerline description;

Thence North 18°35'38" West along said centerline, a distance of 48.23 feet;

Thence North 35°39'53" East along said centerline, a distance of 40.35 feet to the center of a reservoir;

Thence including an area for said reservoir having a radius of 10 feet around said center of reservoir and the end of water pipeline easement.

TOGETHER WITH an easement for ingress and egress described as follows:

Commencing at the southwest corner of the northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North 63°43'45" East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the north line of State Highway SR14;

Thence North 60°44'00" East along said north line, a distance of 76.0 feet to an existing access road and the beginning of ingress and egress easement having a width of fifteen (15) feet along each side of the following centerline description;

Thence North 43°23'01" West along said centerline, a distance of 98.62 feet to a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the Birkenfeld property line and the terminus of this centerline description with the thirty (30) foot wide right of way lines extending to said Birkenfeld property line.

THE Grantors, Joe Birkenfeld and William Birkenfeld as Tenants in Common, for good and sufficient consideration and **FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY**, hereby convey and quit claim all interest in that certain real estate set forth below, situated in the County of Skamania, State of Washington, including any after acquired title to the Grantees The Estate of Leslie Rose Magruder and the Estate of Paul George Magruder, as owners of that

certain real estate described Book 165 Page 79;

Commencing at the southwest corner of the northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North $63^{\circ}43'45''$ East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the north line of State Highway SR14 and the True Point of Beginning;

Thence North $00^{\circ}34'37''$ East, a distance of 108.47 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North $30^{\circ}02'23''$ East, a distance of 202.33 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North $66^{\circ}41'03''$ East, a distance of 136.48 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South $74^{\circ}06'49''$ East, a distance of 259.91 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on said north line of State Highway SR14;

Thence South $60^{\circ}44'00''$ West along said north line, a distance of 8.43 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South $29^{\circ}16'00''$ East along said north line, a distance of 20.00 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South $60^{\circ}44'00''$ West along said north line, a distance of 516.77 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning, containing 1.62 acres, more or less. SUBJECT TO THE ABOVE INGRESS/EGRESS EASEMENT

The purpose of this deed is to effect a boundary line adjustment between the parcel of land owned by Grantors and the parcels of land owned by Grantees. It is not intended to create separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania

County Short Plat Ordinance. The property being conveyed by this deed cannot be further subdivided and conveyed without conforming to the laws of the State of Washington and the Skamania County Subdivision Ordinance. The consideration for this conveyance is the sum of \$ 0.

DATED this ____ day of _____, 2004.

GRANTORS and GRANTEES:

Stephanie Wirch
The Estate of Leslie Rose Magruder
Stephanie Wirch, Personal Representative

Joe Birkenfeld
Joe Birkenfeld

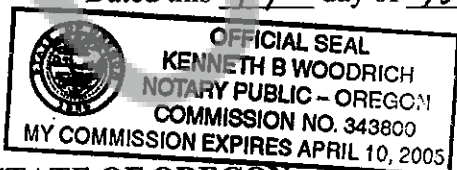
Stephanie Wirch
The Estate of Paul George Magruder
Stephanie Wirch, Personal Representative

William J. Birkenfeld
William Birkenfeld

STATE OF OREGON)
) ss.
County of Hood River)

I certify that I know or have satisfactory evidence that Stephanie Wirch, Personal Representative for the Estate of Leslie Rose Magruder is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act in her capacity as Personal Representative for the Estate of Leslie Rose Magruder for the uses and purposes mentioned in the instrument.

Dated this 17th day of November, 2004.



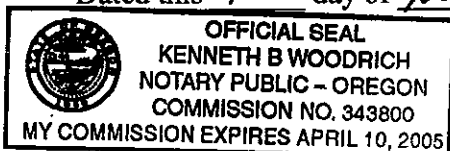
STATE OF OREGON)
) ss.
County of Hood River)


[Signature]
Notary Public in and for the State of Oregon

I certify that I know or have satisfactory evidence that Stephanie Wirch Personal Representative for the Estate of Paul George Magruder, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and

voluntary act in her capacity as Personal Representative for the Estate of Paul George Magruder for the uses and purposes mentioned in the instrument.

Dated this 17th day of November, 2004.

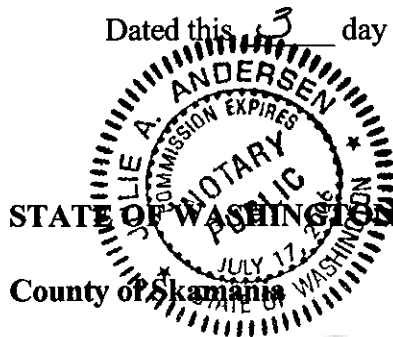




Notary Public in and for the State of Oregon

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory evidence that Joe Birkenfeld is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 3 day of December, 2004.

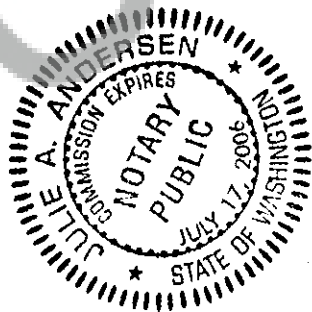



Notary Public in and for the State of Washington.

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory evidence that William Birkenfeld is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

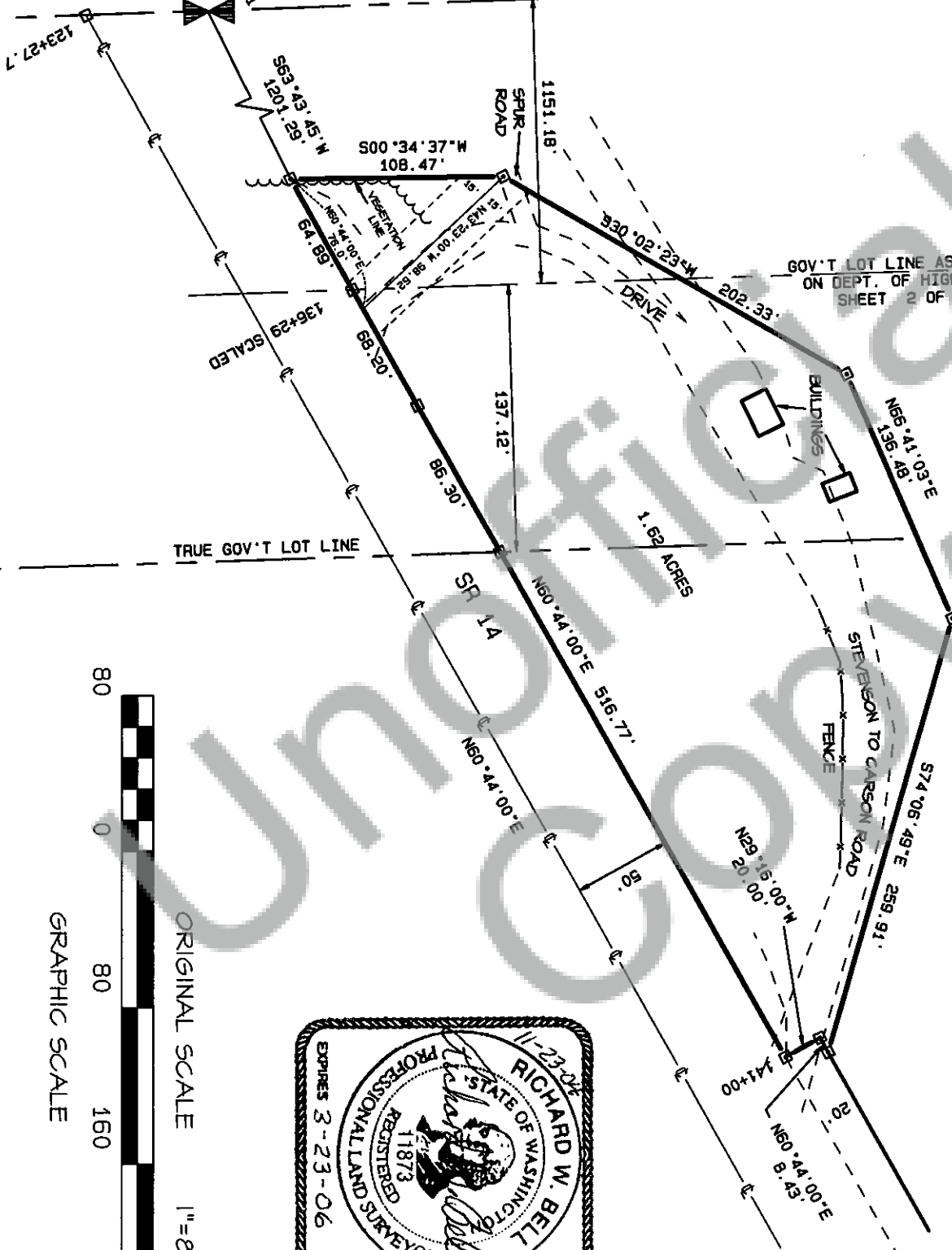
Dated this 3 day of December, 2004.




Notary Public in and for the State of Washington



WEST 1/4
SECTION 31
T. 9 N.
R. 8 E.



ORIGINAL SCALE 1"=80'

GRAPHIC SCALE

