

Doc # 2005157090
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Date: 04/25/2005 04:52P
Filed by: DAVID & BRENDA CREAGAN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$23.00

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Albert F. Schlotfeldt, Attorney
Duggan Schlotfeldt & Welch PLLC
900 Washington Street, Suite 1020
PO Box 570
Vancouver, WA 98666-0570

REAL ESTATE EXCISE TAX

24871

APR 26 2005

PAID EXEMPT

Audrey M. DePinto
SKAMANIA COUNTY TREASURER

Grantors:

David Creagan and Brenda Creagan, husband and wife, and Gerald Sauer and Mary Sauer, husband and wife

Grantees:

David Creagan and Brenda Creagan, husband and wife, and Gerald Sauer and Mary Sauer, husband and wife

Abbreviated Legal:

Assessor's Tax Parcel #:

Other Reference Nos:

Gary H. Martin, Skamania County Assessor

Date 4-25-05 Parcel # 07-06-34-0-0-0600-00
07-06-34-0-0-0700-00

**BOUNDARY LINE AGREEMENT
(R.C.W. 58.04.007)**

Gary H. Martin, Skamania County Assessor

Date _____ Parcel # _____

Effective Date:

4-25, 2005.

Parties:

David Creagan and Brenda Creagan,
husband and wife, and Gerald Sauer and
Mary Sauer, husband and wife

Recitals:

A. David Creagan and Brenda Creagan, (herein collectively Creagan) are husband and wife and are owners of certain real property legally described under Skamania County Auditor's File No. 2005156949.

B. Gerald Sauer and Mary Sauer, (herein collectively Sauer) are husband and wife and are owners of certain real property legally described under Skamania County Auditor's File No. 2005156951.

C. The Creagan and Sauer parcels described in paragraphs A and B above, are contiguous parcels.

D. The parties desire to adjust the boundaries between their respective parcels.

Now, therefore, the parties agree as follows:

Agreement:

1. The below signed parties, for good and valuable consideration, hereby grant and convey to each other the real estate as set forth below:


A. The legal description for the Sauer parcel shall now be as described in Exhibit "A".

B. The legal description for the Creagan parcel shall now be as described in Exhibit "B".

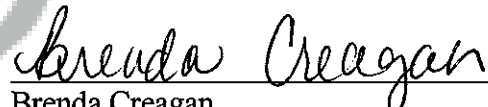
2. Entire Agreement. The parties agree that this document sets forth the entire agreement and understanding between the parties regarding the subject matter of this Agreement, and that there have been no other promises or inducements, oral or written, given by any party or representative thereof to the other to enter into this Agreement.

THE PARTIES WARRANT THAT THEY HAVE READ THIS ENTIRE AGREEMENT, UNDERSTAND ALL OF ITS TERMS AND PROVISIONS, AND HAVE HAD THE ADVICE OF INDEPENDENT COUNSEL AND SIGN THE SAME VOLUNTARILY WITH FULL KNOWLEDGE OF ITS LEGAL SIGNIFICANCE AND WITH THE INTENT TO BE FULLY AND LEGALLY BOUND BY ITS TERMS.


The parties have executed this Agreement to be effective on the first day and year written above.



David Creagan



Brenda Creagan



Gerald Sauer



Mary Sauer

EXHIBIT "A"

BOUNDARY ADJUSTED 24 ACRE PARCEL (SOUTH "HALF" OF 48 ACRES):

A portion of the Southeast quarter and the East half of the Southwest quarter of Section 24, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows (bearings are "NAD 83", Washington Coordinate System South Zone):

BEGINNING at a concrete monument at the Northwest corner of Section 24; thence South $01^{\circ} 18' 16''$ West, 2649.45 feet to an iron pipe with 1961 BLM brass cap at the Quarter Corner between Sections 23 and 24; thence South $58^{\circ} 12' 15''$ East, 3897.07 feet to a point in the Muddy River and the TRUE POINT OF BEGINNING of the 24 acre tract to be described; thence North $48^{\circ} 00' 00''$ West, 740.00 feet; thence Northerly along the arc of a 332.32 foot radius curve to the left (the radial bearing of which is North $52^{\circ} 08' 17''$ West), through a central angle of $25^{\circ} 51' 43''$, for an arc distance of 150.00 feet; thence North $12^{\circ} 00' 00''$ East, 85.00 feet; thence North $75^{\circ} 37' 20''$ West, 220.08 feet to the East line of the "Sauer tract" as recorded in Skamania County Auditor's File No. 2004153496; thence South $01^{\circ} 08' 44''$ West, along the East line of the "Sauer tract", 90.00 feet to a $3/4$ inch aluminum pipe near the Southeast corner of the Northeast quarter of the Southwest quarter of Section 24, as shown on a "2004 Survey" recorded in Auditor's File No. 204152896; thence South $01^{\circ} 23' 17''$ West, along the East line of the "Sauer tract" (near the East line of Government Lot 4), 1134.13 feet to a $1/2$ iron rod as shown on the "2004 Survey"; thence continuing South $01^{\circ} 23' 17''$ West, 60 feet, more or less, to the Ordinary High Water Mark on the North bank of the North Fork of the Lewis River; thence Easterly, along the Ordinary High Water Mark, 1836 feet, more or less to a point that bears South $83^{\circ} 52' 20''$ East from the TRUE POINT OF BEGINNING; thence North $83^{\circ} 52' 20''$ West, 809 feet, more or less to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

BOUNDARY ADJUSTED 24 ACRE PARCEL (NORTH "HALF" OF 49 ACRES):

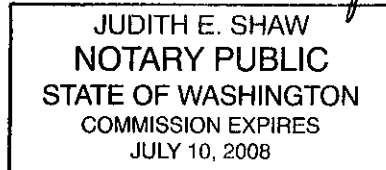
A portion of the Southeast quarter and the East half of the Southwest quarter of Section 24, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows (bearings are "NAD 83", Washington Coordinate System South Zone):

BEGINNING at a concrete monument at the Northwest corner of Section 24; thence South 01° 18' 16" West, 2649.45 feet to an iron pipe with 1961 BLM brass cap at the Quarter Corner between Sections 23 and 24; thence South 58° 12' 15" East, 3897.07 feet to a point in the Muddy River and the TRUE POINT OF BEGINNING of the 24 acre tract to be described; thence North 48° 00' 00" West, 740.00 feet; thence Northerly along the arc of a 332.32 foot radius curve to the left (the radial bearing of which is North 52° 08' 17" West), through a central angle of 25° 51' 43", for an arc distance of 150.00 feet; thence North 12° 00' 00" East, 85.00 feet; thence North 75° 37' 20" West, 220.08 feet to the East line of the "Sauer tract", as described in Skamania County Auditor's File No. 2004153496; thence North 01° 08' 44" East, 240.04 feet to a 1/2 inch iron rod at the Northeast corner of the "Sauer tract" as monumented in a "2004 Survey" filed in Skamania County Auditor's File No. 2004152896; thence South 74° 40' 46" East, along a property line shown in said "2004 Survey", 1090.78 feet to a 1/2 inch iron rod ("2004 Survey"); thence continuing South 74° 40' 46" East, 273.09 feet to an angle point in the North line of the "Sauer and Creagan tract", as described in Skamania County Auditor's File No. 2005155968; thence South 88° 41' 04" East, along the North line of the "Sauer and Creagan tract", 1316.37 feet to the East line of Section 24 and the Northeast corner of the "Sauer and Creagan tract"; thence South 01° 47' 43" West, along the East line of Section 24, for a distance of 25.79 feet to a 2 1/4 aluminum pipe monument at the Meander Corner on the Right Bank of the North Fork of the Lewis River as shown in the "2004 Survey"; thence South 00° 04' 27" West, along the East line of Section 24, for a distance of 18 feet, more or less, to the Ordinary High Water Mark on the North bank of the North Fork of the Lewis River; thence Westerly and Southwesterly, along the Ordinary High Water Mark, 1763 feet, more or less to a point that bears South 83° 52' 20" East from the TRUE POINT OF BEGINNING; thence North 83° 52' 20" West, 809 feet, more or less to the TRUE POINT OF BEGINNING.

County of Clark)

I certify that David Creagan and Brenda Creagan, appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 5th day of April, 2005.

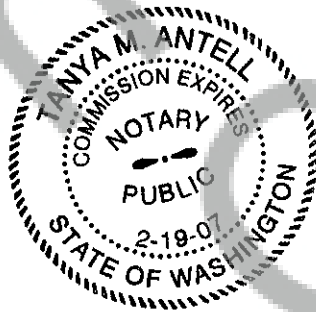


Judith E. Shaw
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 7/10/08

County of Clark)

I certify that Gerald Sauer and Mary Sauer, appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25 day of April, 2005.



James M Antell
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 2/9/07