

After Recording Return To:

Roger D. Knapp  
430 NE Everett Street  
Camas, WA 98607

**REAL ESTATE EXCISE TAX**

25036

JUN 28 2005

PAID 320 + 62.50 = 382.50

Vickie Chelland, Deputy

SKAMANIA COUNTY TREASURER

Doc # 2005157824

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Date: 06/28/2005 09:21A

Filed by: SKAMANIA COUNTY TITLE

Filed & Recorded in Official Records

of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$28.00

**QUIT CLAIM DEED**  
(Boundary Line Adjustment)

SER 27969

Grantors: Gary Talboy and Elia M. Talboy, husband and wife  
Grantee: Timothy A. Modra and Debra C. Modra, husband and wife  
Legal description (abbrev): Lot 3, West Fork Estates II, Short Plat, 2/160  
Assessor's Tax Parcel ID #02-05-20-0-0-0212-00 6.51


THE GRANTORS, GARY TALBOY and ELIA M. TALBOY, husband and wife, for and in consideration of Twenty-Five Thousand and NO/100 Dollars (\$25,000.00), hereby convey, release and quit claim to TIMOTHY A. MODRA and DEBRA C. MODRA, husband and wife, ("Grantees") all of Grantors' right, title and interest in that certain real property located in Skamania County, State of Washington, described as follows:

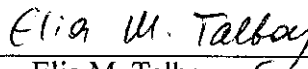
County of Skamania, State of Washington

See Exhibit "A" attached hereto  
and by this reference incorporated herein.

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

DATED this 23 day of June, 2005.

  
Gary Talboy

  
Elia M. Talboy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

In witness whereof, I, Notary Public in and for the State of Washington, do hereby certify the foregoing to be a true and correct copy of the original as the same appears from the records of said County.

By  6-24-05

On this 23<sup>rd</sup> day of June, 2005, personally appeared before me GARY TALBOY and ELIA M. TALBOY, husband and wife, to me known to be the individuals described herein 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 23 day of June, 2005.

KIM D. LEWIS  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires  
JULY 20, 2008


  
Notary Public in and for the State of  
Washington, Residing at Camas.  
My appointment expires: 7-20-08.

EXHIBIT 'A'

Being a portion of Lot 3 of the West Fork Estates II Short Plat recorded in Book 2 of Short Plats, Page 160, in Section 20, Township 2 North, Range 5 east of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeasterly corner of Lot 4 of the West Fork Estates II Short Plat, recorded in Book 2, Page 160 of Skamania County Short Plats and the centerline of a private road known as Mathews Road located in the North Half of Section 20, Township 2 North, Range 5 East of the Willamette Meridian;

Thence North  $45^{\circ}03'32''$  East along the Southeast line of said Lot 4, a distance of 260 feet, more or less to the centerline of the West Fork Washougal River;

Thence Southeasterly along said centerline to the most Northeasterly corner of Lot 3 of said West Fork Estates II Short Plat;

Thence South  $45^{\circ}03'32''$  West along the Northwesterly line of said Lot 2, a distance of 280 feet, more or less, to said centerline of the Mathews Road;

Thence North  $38^{\circ}40'25''$  West along said centerline of the Mathews Road, a distance of 87.80 feet;

Thence Northwesterly along said centerline of the Mathews Road and a curve to the left, a distance of 12.75 having a radius of 150.00 feet and a central angle of  $04^{\circ}52'17''$  feet to the Point of Beginning.

Gary H. Martin, Skamania County Assessor

Date 6/28/05 Parcel # 2-5-20-212

EXHIBIT

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