

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

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Vancouver, WA 98666-0570

Doc # 2005158369
Page 1 of 16
Date: 08/16/2005 04:20P
Filed by: TERRY SCHULZ
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$47.00

REAL ESTATE EXCISE TAX

25180
AUG 17 2005

PAID EXEMPT

Audrey Zahra, Deputy
SKAMANIA COUNTY TREASURER

Grantors: June McDonald, a single woman, Terry Schulz, a single man, and Mac Schulz Enterprises, LLC
Grantees: June McDonald, a single woman, Terry Schulz, a single man, and Mac Schulz Enterprises, LLC
Abbreviated Legal: 6.5.8/10/05
Assessor's Tax Parcel #: 020628001000, 1003, 1004, 1005, 1006
Other Reference Nos: Doc # 2004153388 (Tract 1); Doc # 2004153387 (Tract 2); Survey Rec. in Vol. 3 of Surveys, P. 297 (Tracts 3, 4 & 5)

BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED

Effective Date: June 28, 2005.

Parties: June McDonald, a single woman, Terry Schulz, a single man, and Mac Schulz Enterprises, LLC

The purpose of this Boundary Line Agreement and Quit Claim Deed is to affect a boundary line adjustment between adjoining parcels of land owned by the 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.

Recitals:

A. June McDonald is the owner of certain property located in Skamania County, Washington, commonly known as Tract 1, and legally described in Skamania County Auditor's Document No. 2004153388, filed June 16, 2004.

Transaction in compliance with County subdivision ordinance
Skamania County • Bn MAM 8-16-05

BOUNDARY LINE AGREEMENT - 1
18173001 Boundary Line Agreement

B. Terry Schulz is a member in Mac Schulz Enterprises, LLC.

C. Mac Schulz Enterprises, LLC is a Washington Limited Liability Company, and is the owner of certain real property located in Skamania County, Washington, commonly known as Tract 2, and legally described in Skamania County Auditor's Document No. 2004153387.

D. Mac Schulz Enterprises LLC is also the owner of Tracts 3, 4 and 5 as shown in the Survey of Record in Skamania County, Washington, Volume 3 of Surveys, Page 297.

E. Tracts 1, 2, 3, 4 and 5 are all contiguous. The parties hereto desire to adjust the boundaries between the tracts, and amend the ownership interests therein, and therefore agree as set forth herein.

Now, therefore, the parties agree as follows:

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

Agreement:

1. Legal Description. Tracts 1, 2, 3, 4 and 5 will now be as depicted in the sketch attached as Exhibit "A", and the legal descriptions attached as Exhibit "B".
2. Quit Claim. June McDonald, for valuable consideration, love and affection and clear title hereby conveys and quit claims to Terry Schulz an undivided one-half interest in Tract 1, legally described in Exhibit "B".
3. 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. MSM ✓


JUNE MCDONALD

MAC SCHULZ ENTERPRISES, L.L.C.

By: Terry Schulz

Terry Schulz
TERRY SCHULZ

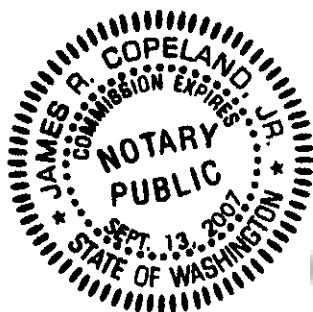
MSM ✓

Unofficial
Copy

STATE OF WASHINGTON)
 Skamania : SS.
County of ~~Clark~~)

I certify that June McDonald, appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28 day of June, 2005.

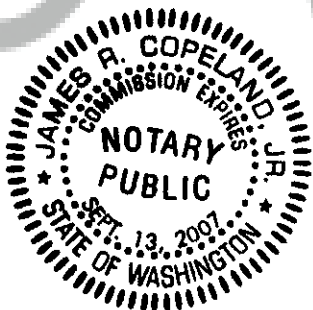


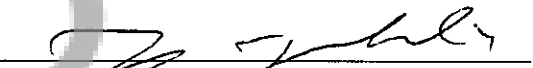

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 9-15-07

STATE OF WASHINGTON)
 Skamania : SS.
County of ~~Clark~~)

I certify that Terry Schulz, on behalf of Mac Schulz Enterprises, L.L.C., appeared personally before me and that I know or have satisfactory evidence 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 28 day of June, 2005.




NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 9-15-07

MJM ✓

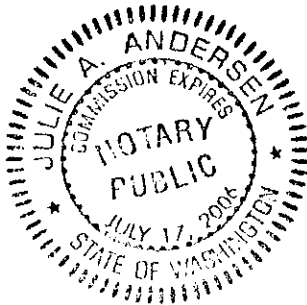
STATE OF WASHINGTON)

: SS.

County of ~~Clark~~ Skamania

I certify that Terry Schulz, appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

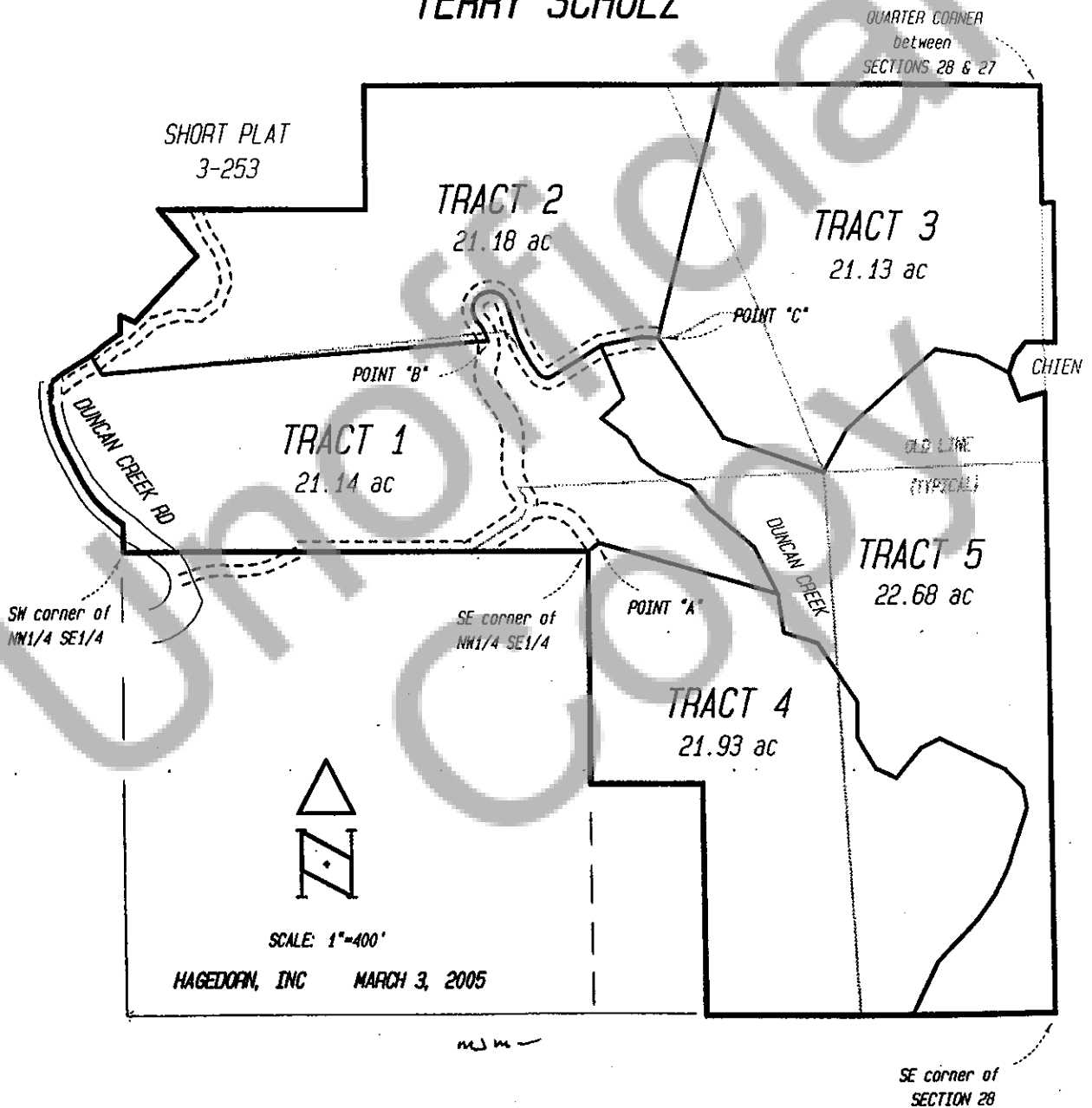
DATED this 16th day of August, 2005.



Julie A. Andersen
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 7-17-2006

EXHIBIT "A"

**SKETCH SHOWING
BOUNDARY LINE ADJUSTMENTS
FOR
TERRY SCHULZ**



June 21, 2005

EXHIBIT "B"

BOUNDARY LINE ADJUSTED TRACT 1 (21.14 ACRES):

A portion of the North half of the Southeast quarter, and the Southeast quarter of the Southeast quarter, and the Northeast quarter of the Southwest quarter of Section 28, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

Gary H. Martin, Skamania County Assessor PTD
Date 8/16/05 Parcel # 2-6-28-1000, 1003, 1004, 1005, 1006

BEGINNING at an iron pipe with brass cap marking the Quarter Corner between Sections 28 and 33; thence North 00° 55' 04" East, 1309.30 feet to the Southwest corner of the Northwest quarter of the Southeast quarter of Section 28 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records and the TRUE POINT OF BEGINNING; thence South 88° 53' 21" East, along the South line of the Northwest quarter of the Southeast quarter as shown in Short Plat 3-253, for a distance of 1306.29 feet to a 5/8 inch iron rod at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 28 as shown in Book 3 of Surveys, page 297, Skamania County Auditor's Records; thence, North 56° 00' 00" East, 20.00 feet to a point hereinafter called Point "A"; thence continuing North 56° 00' 00" East, 20.00 feet; thence South 72° 53' 30" East, 526.98 feet to the center of Duncan Creek; thence following the center of Duncan Creek, North 26° 00' 00" West, 150.00 feet; thence North 49° 00' 00" West, 165.00 feet; thence North 37° 00' 00" West, 80.00 feet; thence North 66° 00' 00" West, 100.00 feet; thence North 52° 00' 00" West, 65.00 feet; thence North 30° 00' 00" West, 70.00 feet; thence North 52° 00' 00" West, 90.00 feet; thence leaving the center of Duncan Creek, North 49° 00' 00" East, 85.00 feet; thence North 22° 00' 00" West, 160.00 feet to the centerline of a 60-foot private road and utility easement; thence following the centerline of said 60-foot road easement, South 59° 00' 00" West, 160.00 feet; thence along the arc of a 30 foot

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Legal Description for

Terry Schulz

BLA Tract 1 (21.14 acres)

June 21, 2005

Page 2

radius curve to the right, through a central angle of $83^{\circ} 00' 00''$, for an arc distance of 43.46 feet; thence along the arc of a 366.76 foot radius curve to the right, through a central angle of $22^{\circ} 00' 00''$, for an arc distance of 140.83 feet; thence North $16^{\circ} 00' 00''$ West, 75.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $203^{\circ} 00' 00''$, for an arc distance of 177.15 feet; thence South $39^{\circ} 00' 00''$ East, 15.00 feet; thence along the arc of a 100 foot radius curve to the right, through a central angle of $28^{\circ} 38' 52''$, for an arc distance of 50.00 feet to a point hereinafter called Point "B"; thence leaving said 60-foot easement centerline, South $86^{\circ} 25' 24''$ West, 1089.56 feet; thence North $29^{\circ} 00' 00''$ West, 60.00 feet to the position of iron rod No. 3, as shown on Survey 3-297; thence South $59^{\circ} 45' 48''$ West, following the Northwesternly line of the "Mac Donald tract" as described in Book 142 of Deeds, page 738, Skamania County Auditor's Records, 91.57 feet; thence South $53^{\circ} 54' 16''$ West, 41.90 feet to the centerline of Duncan Creek County Road and the Northwest corner of the "Mac Donald tract"; thence, following said centerline, along the arc of a 350 foot radius curve to the left, (the radial bearing of which is South $84^{\circ} 16' 09''$ East), through a central angle of $31^{\circ} 54' 07''$, for an arc distance of 194.88 feet; thence South $26^{\circ} 10' 16''$ East, 102.52 feet; thence along the arc of a 300 foot radius curve to the left, through a central angle of $25^{\circ} 29' 54''$, for an arc distance of 133.51 feet; thence South $51^{\circ} 40' 23''$ East, 32.30 feet to the West line of the Northwest quarter of the Southeast quarter of Section 28 and the Southerly corner of said "Mac Donald tract"; thence South $00^{\circ} 55' 04''$ West, 78.93 feet to the TRUE POINT OF BEGINNING.

mjm

EXCEPT County Roads.

Gary H. Martin, Skamania County Assessor

Date 8/16/05 ⁶⁵ Parcel # 2-6-28-1000
PTN

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June 21, 2005

EXHIBIT "B"

BOUNDARY LINE ADJUSTED TRACT 2 (21.18 ACRES):

A portion of the North half of the Southeast quarter and the Northeast quarter of the Southwest quarter of Section 28, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe with brass cap marking the Quarter Corner between Sections 27 and 28 thence North $88^{\circ} 54' 56''$ West, along the North line of the Southeast quarter of Section 28 as shown in Volume 3 of Surveys, page 297, Skamania County Auditor's Records, 910.00 feet to the TRUE POINT OF BEGINNING; thence South $15^{\circ} 31' 25''$ West, 737.57 feet to a point hereinafter called Point "C"; thence following the centerline of a 60-foot private road and utility easement, North $86^{\circ} 00' 00''$ West, 50.00 feet; thence South $80^{\circ} 00' 00''$ West, 115.00 feet; thence South $59^{\circ} 00' 00''$ West, 160.00 feet; thence along the arc of a 30 foot radius curve to the right, through a central angle of $83^{\circ} 00' 00''$, for an arc distance of 43.46 feet; thence along the arc of a 366.76 foot radius curve to the right, through a central angle of $22^{\circ} 00' 00''$, for an arc distance of 140.83 feet; thence North $16^{\circ} 00' 00''$ West, 75.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $203^{\circ} 00' 00''$, for an arc distance of 177.15 feet; thence South $39^{\circ} 00' 00''$ East, 15.00 feet; thence along the arc of a 100 foot radius curve to the right, through a central angle of $28^{\circ} 38' 52''$, for an arc distance of 50.00 feet to a point hereinafter called Point "B"; thence leaving said 60-foot easement centerline, South $86^{\circ} 25' 24''$ West, 1089.56 feet; thence North $29^{\circ} 00' 00''$ West, 60.00 feet to the position of iron rod No. 3 (Survey 3-297); thence North $52^{\circ} 33' 56''$ East, following the Northwesternly line of the "Mac Donald tract" as described in Book 142 of Deeds, page 738, Skamania County Auditor's Records, 53.22 feet; thence North $55^{\circ} 57' 15''$ East, 49.75 feet to the West line of the

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Legal Description for

Terry Schulz

BLA Tract 2 (21.18 acres)

June 21, 2005

Page 2

North half of the Southeast quarter of Section 28; thence North 00° 55' 04" East, along said West line, 47.74 feet to the Westerly Southwest corner of the "Heffernan tract" as described in Book 142 of Deeds, page 736; thence South 65° 13' 53" East, along the Southeasterly line of the "Heffernan tract", 43.13 feet; thence North 44° 27' 43" East, 253.01 feet; thence North 37° 32' 04" West, 167.04 feet to the Southerly Southwest corner of Lot 1 as shown in Book 3 of Short Plats, page 253; thence South 88° 54' 56" East, 580.49 to the Southeast corner of Lot 1; thence North 00° 55' 04" East, 350.10 feet to the Northeast corner of Lot 1; thence South 88° 54' 56" East, along the North line of the North half of the Southeast quarter of Section 28, for a distance of 1009.65 feet to the TRUE POINT OF BEGINNING.

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Gary H. Martin, Skamania County Assessor

Date 8/16/05 Parcel # 2-6-28-1000
f.n.f. 1003, 1004
1005, 1006

June 21, 2005

EXHIBIT "B"

BOUNDARY ADJUSTED TRACT 3 (21.13 ACRES):

A portion of the Northeast quarter of the Southeast quarter of Section 28, and the Northwest quarter of the Southwest quarter of Section 27, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe with brass cap marking the Quarter corner between Sections 28 and 27 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records; thence South $00^{\circ} 48' 20''$ West, along the East line of the Southeast quarter of Section 28, as shown in Volume 3 of Surveys, page 297, Skamania County Auditor's Records, for a distance of 330.90 feet to the intersection of the section line with the Westerly extension of the North line of the "Chien tract" as described in Deed Book 172, Page 103, Skamania County Auditor's Records; thence South $89^{\circ} 08' 43''$ East, along the North line of said "Chien tract" and its Westerly extension, 32.00 feet to the Northerly Northwest corner of a subsequent "Chien tract" as described in Deed Book 222, page 37; thence following the Westerly boundary of the latter "Chien tract", South $00^{\circ} 44' 25''$ West, 394.28 feet; thence North $88^{\circ} 50' 20''$ West, 32.45 feet to a point on the line between Sections 27 and 28 that bears South $00^{\circ} 48' 20''$ West, 725.00 feet from the Quarter corner between Sections 27 and 28; thence North $88^{\circ} 50' 20''$ West, 52.55 feet; thence South $40^{\circ} 00' 00''$ West, 50.00 feet; thence South $20^{\circ} 00' 00''$ West, 50.00 feet; thence leaving the Westerly boundary of the latter "Chien tract", North $62^{\circ} 00' 00''$ West, 100.00 feet; thence North $80^{\circ} 00' 00''$ West, 120.00 feet; thence South $50^{\circ} 00' 00''$ West, 340.00 feet; thence South $30^{\circ} 35' 00''$ West, 137.09 feet to a 5/8 inch iron rod as set in Book 3 of Surveys, page 297, at the Southwest corner of Tract 3, shown thereon; thence North $70^{\circ} 00' 00''$ West, 300.00 feet; thence North $32^{\circ} 04' 44''$ West, 332.68 feet to a point hereinafter

mjm

Legal Description for
Terry Schulz
BLA Tract 3 (21.13 acres)
June 21, 2005
Page 2

called Point "C"; thence North 15° 31' 25" East, 737.57 feet to the North
line of the Southeast quarter of Section 28; thence South 88° 54' 56"
East, 910.00 feet to the POINT OF BEGINNING

LD2005\Schulz-BLA 3B.cew

mjm -
Gary H. Martin, Skamania County Assessor

Date 8/16/05 ^{C.S.} Parcel # 2-6-28-1000
PTN of 1003, 1004
→ 1005, 1006



HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

July 19, 2005

EXHIBIT "B"

BOUNDARY LINE ADJUSTED TRACT 4 (21.93 ACRES):

A portion of the East half of the Southeast quarter of Section 28, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe with brass cap marking the Quarter corner between Sections 28 and 33; thence North $00^{\circ} 55' 04''$ East, 1309.30 feet to the Southwest corner of the Northwest quarter of the Southeast quarter of Section 28 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records; thence South $88^{\circ} 53' 21''$ East, along the South line of the Northwest quarter of the Southeast quarter as shown in Short Plat 3-253, for a distance of 1306.29 feet to the Northwest corner of the Southeast quarter of the Southeast quarter of Section 28 as shown in Volume 3 of Surveys, page 297, Skamania County Auditor's Records and the TRUE POINT OF BEGINNING; thence North $56^{\circ} 00' 00''$ East, 20.00 feet to a point hereinafter called point "A"; thence continuing North $56^{\circ} 00' 00''$ East, 20.00 feet; thence South $72^{\circ} 53' 30''$ East, 526.98 feet to the center of Duncan Creek; thence Southeasterly and Southwesterly along the center of Duncan Creek, 1857 feet, more or less, to the South line of the Southeast quarter of the Southeast quarter of Section 28 at a point that bears North $88^{\circ} 51' 45''$ West, 402 feet, more or less, from the Southeast corner of Section 28; thence North $88^{\circ} 51' 45''$ West, 588 feet, more or less, to the Southeast corner of the "Nichols tract" as described in Book 143 of Deeds, page 470, Skamania County Auditor's Records; thence North $00^{\circ} 48' 20''$ East, 655.03 feet to a 5/8 inch iron rod (Survey 3-297) at the Northeast corner of the "Nichols tract"; thence North $88^{\circ} 52' 33''$ West, 316.94 feet to the Northwest corner of said "Nichols tract"; thence North $00^{\circ} 51' 42''$ East, 654.95 feet to the Northeast corner of the

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Legal Description for

Terry Schulz

BLA Tract 4 (21.93 acres)

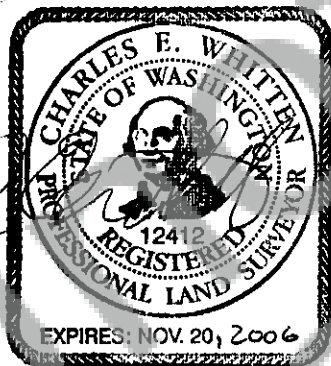
July 19, 2005

Page 2

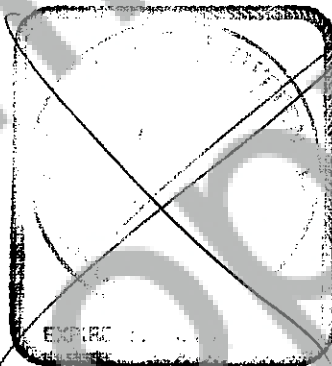
Southwest quarter of the Southeast quarter of Section 28 and the TRUE
POINT OF BEGINNING.

LD-2005\Schulz-BLA 4B.cew

MJM ✓
Gary H. Martin, Skamania County Assessor
Date 8/16/05 Parcel # 2-6-28-1000
PIN of 1003, 1004,
1005, 1006



07-19-2005



June 21, 2005

EXHIBIT "B"

BOUNDARY ADJUSTED TRACT 5 (22.68 ACRES):

A portion of the East half of the Southeast quarter of Section 28, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe with brass cap marking the Quarter corner between Sections 28 and 27 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records; thence South $00^{\circ} 48' 20''$ West, along the East line of the Southeast quarter of Section 28, as shown in Volume 3 of Surveys, page 297, Skamania County Auditor's Records, for a distance of 330.90 feet to the intersection of the section line with the Westerly extension of the North line of the "Chien tract" as described in Deed Book 172, Page 103, Skamania County Auditor's Records; thence South $89^{\circ} 08' 43''$ East, along the North line of said "Chien tract" and its Westerly extension, 32.00 feet to the Northerly Northwest corner of a subsequent "Chien tract" as described in Deed Book 222, page 37; thence following the Westerly boundary of the latter "Chien tract", South $00^{\circ} 44' 25''$ West, 394.28 feet; thence North $88^{\circ} 50' 20''$ West, 32.45 feet to a point on the line between Sections 27 and 28 that bears South $00^{\circ} 48' 20''$ West, 725.00 feet from the Quarter corner between Sections 27 and 28; thence North $88^{\circ} 50' 20''$ West, 52.55 feet; thence South $40^{\circ} 00' 00''$ West, 50.00 feet; thence South $20^{\circ} 00' 00''$ West, 50.00 feet to the TRUE POINT OF BEGINNING; thence leaving the Westerly boundary of the latter "Chien tract", North $62^{\circ} 00' 00''$ West, 100.00 feet; thence North $80^{\circ} 00' 00''$ West, 120.00 feet; thence South $50^{\circ} 00' 00''$ West, 340.00 feet; thence South $30^{\circ} 35' 00''$ West, 137.09 feet to a 5/8 inch iron rod as set in Book 3 of Surveys, page 297, at the Southwest corner of Tract 3, shown thereon; thence North $70^{\circ} 00' 00''$ West, 300.00 feet; thence North $32^{\circ} 04' 44''$ West, 332.68 feet to a point hereinafter called Point "C"; thence following the

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Legal Description for
Terry Schulz

BLA Tract 5 (22.68 acres)

June 21, 2005

Page 2

centerline of a 60-foot private road and utility easement, North 86° 00' 00" West, 50.00 feet; thence South 80° 00' 00" West, 115.00 feet; thence leaving said easement centerline, South 22° 00' 00" East, 160.00 feet; thence South 49° 00' 00" West, 85.00 feet to the center of Duncan Creek; thence Southeasterly and Southwesterly, along the center of Duncan Creek, 2577 feet, more or less, to the South line of the Southeast quarter of Section 28; thence South 88° 51' 45" East, 402 feet, more or less, to a Department of Natural Resources concrete monument at the Southeast corner of Section 28; thence North 00° 48' 20" East, along the East line of the Southeast quarter of Section 28, for a distance of 1756.04 feet, to the Southwest corner of the latter "Chien tract"; thence South 75° 00' 00" West, along the Westerly boundary of the latter "Chien tract", 75.00 feet; thence North 20° 00' 00" West, 80.00 feet to the TRUE POINT OF BEGINNING.

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LD2005\Schulz-BLA 5B.cejw

Gary H. Martin, Skamania County Assessor

Date 8/16/05 Parcel # 2-6-28-1000
1TN
OR 1003, 1004,
1005, + 1006