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Doc # 2005159206  
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Date: 10/24/2005 12:48P  
Filed by: BILL COONROD  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$36.00

**AFTER RECORDING MAIL TO:**

Name Rick I. Landacre  
Address 1815 N. 15th Ct  
City/State Washougal, WA 98671

**Quit Claim Deed**

Boundary Line Adjustment  
THE GRANTOR

Charles Sitton Jr.  
Sally A. Sitton husband and wife  
for and in consideration of

conveys and quit claims to Rick I. Landacre

the following described real estate, situated in the County of Skamania, State of Washington,  
together with all after acquired title of the grantor(s) therein:

See attachment B, C, and D Hagedorn, Inc.

**S.E. 1/4 SECT 24 T7N R5EWM (B.R.C.)**

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.

Transaction in compliance with County Subdivision Ordinance  
Skamania County By *K Hubbs* 10-21-05

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

07052400060000 + 20

Dated OCT. 20, 2005 19 05

*[Signature]*  
Sally A. Sitton  
(Individual)

By \_\_\_\_\_  
(President)  
By \_\_\_\_\_  
(Secretary)

STATE OF Washington )  
 ) ss.  
 County of Clark )

On this 20 day of October, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the individual who executed the foregoing instrument as attorney in fact for therein described, and acknowledged to me that he/she signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said person is now living.

Charles & Sally Sutton Jr.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Order Number: Misc.

Patricia A. Bazurto  
 Name: PATRICIA A. BAZURTO  
 Notary Public in and for the State of Washington,  
 residing at 5000 E 4th Place  
 My appointment expires: 6-14-07

*ke*



# 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

October 19, 2005

### LEGAL DESCRIPTION FOR CHARLES AND SALLY SITTON

#### **TRACT 7 BEFORE BOUNDARY LINE ADJUSTMENT (19.96 ACRES):**

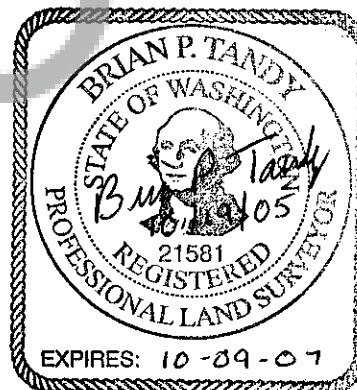
The East half of the Southwest quarter of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Sitton-Tract 7.cew





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October 19, 2005

### LEGAL DESCRIPTION FOR CHARLES AND SALLY SITTON

#### **TRACT 7 AFTER BOUNDARY LINE ADJUSTMENT (19.96 ACRES):**

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North  $00^{\circ} 23' 02''$  East, 1094.00 feet from the South Quarter Corner of Section 24; thence South  $89^{\circ} 56' 27''$  East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North  $73^{\circ} 56' 57''$  East), through a central angle of  $64^{\circ} 03' 03''$ , for an arc distance of 117.38 feet; thence North  $48^{\circ} 00' 00''$  East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of  $08^{\circ} 00' 00''$ , for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South  $84^{\circ} 00' 00''$  East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of  $16^{\circ} 00' 00''$ , for an arc distance of 111.70 feet; thence North  $80^{\circ} 00' 00''$  East, 96.78 feet to the TRUE POINT OF BEGINNING; thence continuing North  $80^{\circ} 00' 00''$  East, 93.22 feet; thence along the arc of a 1500 foot radius curve to the left, through a central angle of  $04^{\circ} 00' 00''$ , for an arc distance of 104.72 feet; thence North  $76^{\circ} 00' 00''$  East, 55.00 feet; thence along the arc of a 500 foot radius curve to the right, through a central angle of  $10^{\circ} 00' 00''$ , for an arc distance of 87.27 feet; thence North  $86^{\circ} 00' 00''$  East, 27.39 feet; thence leaving said easement centerline, South  $00^{\circ} 23' 26''$  West, 141.37 feet to the South line of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence continuing South  $00^{\circ} 23' 26''$  West, 131.81 feet; thence South  $89^{\circ} 56' 26''$  East, 300.00 feet to the East line of the East half of the Southwest quarter of the Southeast quarter of Section 24, at a point that is South  $00^{\circ} 23' 26''$  West, 131.81 feet from the Northeast

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Legal Description for  
Charles and Sally Sitton  
Tract 7 After Boundary Line Adjustment  
October 19, 2005  
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corner thereof; thence South 00° 23' 26" West, 1183.69 feet to the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence South 89° 55' 55" West, 660.46 feet to the Southwest corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 14" East, 1316.97 feet to the Northwest corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 14" East, 74.19 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Sitton- BLA 7 After BLA.cew  
04-285

Gary H. Martin, Skamania County Assessor  
Date 10/29/05 Parcel # 7-5-24-600 +  
8TN-1 200

