

Doc # 2006161109
Page 1 of 6
Date: 04/06/2006 04:00P
Filed by: STEVEN BAUNACH
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$37.00

AFTER RECORDING MAIL TO

Name Steven D. Baunach
Address 271 Mathews Rd.
City / State Washougal, WA 98671

Quit Claim Deed

(BOUNDARY LINE AND EASEMENT ADJUSTMENT)

THE GRANTOR Steven D. Baunach
for and in consideration of **Boundary Line and Easement Adjustment**

conveys and quit claims to Steven D. Baunach (this space for title company use only)

the following described real estate, situated in the county of Skamania, N 1/2 of SW 1/4 of NW 1/4 Sec. 20 T2N R5E, State of Washington,
together with all after acquired title of the grantor(s) therein: SEE EXHIBITS "____, ____ and ____" for full Legal Description on pages 3, ____ & ____.

The purpose of this DEED is to affect a BOUNDARY LINE ADJUSTMENT between parcels of land owned by the GRANTOR; 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.

Planning Department - BLA Approved By:

MDM 4/6/06

Gary H. Martin, Skamania County Assessor

Date 4-6-06 Parcel # 2-5-20-505 PT of
Section To 2-5-20-504

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

02 05 20 0 0 0504 00

Dated April 6, 2006

Signed Steven D. Baunach

REAL ESTATE EXCISE TAX

25838

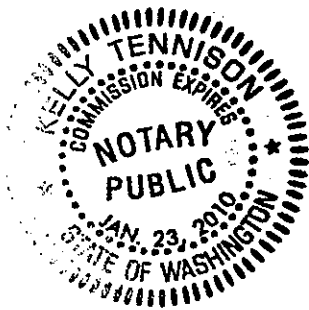
APR 7 2006

PAID exempt
Vicki Chelland, Clerk
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON, }
County of Stearns } SS.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Steven Baunach
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this 16th day of April 2006



Kelly Tennison
Notary Public in and for the State of Washington,
residing at _____
My appointment expires January 23, 2010

STATE OF WASHINGTON, }
County of _____ } SS.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____
_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____.

LEGAL DESCRIPTION FOR STEVE BAUNACH
Parcel B in Record of Survey (A.F. 2006160181)

April 6, 2006

A parcel of property situated in the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE South $89^{\circ} 43' 36''$ East along the North line of said Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 593.91 feet and the TRUE POINT OF BEGINNING;

THENCE North $00^{\circ} 51' 45''$ East a distance of 335.00 feet;

THENCE South $88^{\circ} 43' 36''$ East a distance of 130.00 feet;

THENCE South $00^{\circ} 51' 45''$ West a distance of 115.00 feet;

THENCE North $89^{\circ} 08' 15''$ West a distance of 15.00 feet;

THENCE South $05^{\circ} 22' 52''$ West a distance of 190.38 feet;

THENCE South $00^{\circ} 51' 45''$ West a distance of 30.00 feet to said Easterly extension;

THENCE North $89^{\circ} 43' 36''$ West along said Easterly extension a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT easements and restrictions of record:

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TOGETHER WITH AND SUBJECT TO an easement for ingress and egress and utilities over and across the West 60.00 feet of the West half of the Southwest quarter of the Northwest quarter and the South 30.00 feet of the North half of the Southwest quarter of the Northwest quarter of Section 20, as described Volume 77, Pages 641- 644, records of Skamania County.

TOGETHER WITH an easement to use and maintain, for private use an existing water well described as follows:

COMMENCING at the Northwest corner of the aforementioned Parcel B;

THENCE South $88^{\circ} 43' 36''$ East along the North line of said Parcel B a distance of 60.00 feet to the TRUE POINT OF BEGINNING;

THENCE North $00^{\circ} 51' 45''$ East a distance of 10.00 feet;

THENCE South $88^{\circ} 43' 36''$ East a distance of 20.00 feet;

THENCE South $00^{\circ} 51' 45''$ West a distance of 10.00 feet to said North line;

THENCE North $88^{\circ} 43' 36''$ West along said North line a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

Said water easement will expire when the well runs dry or a new well is drilled on said Parcel B.

TOGETHER WITH an easement to use and maintain, for private use an existing sewer drain field described as follows:

COMMENCING at the Southeast corner of the aforementioned Parcel B;

THENCE North $00^{\circ} 51' 45''$ East along the East line of said Parcel B a distance of 30.00 feet;

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THENCE North 05° 22' 52" East along said East line a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 84° 37' 18" East a distance of 15.00 feet;

THENCE North 05° 22' 52" East a distance of 75.00 feet;

THENCE North 84° 37' 18" West a distance of 15.00 feet to said East line of Parcel B;

THENCE South 05° 22' 52" West a distance of 75.00 feet to the TRUE POINT OF BEGINNING.

Said drain field easement will expire when the drain field needs to be replaced.

ALSO SUBJECT TO a 15.00 wide electrical easement being 7.50 feet on each side of the following described centerline for a perpetual right-of-way for the purpose of installing, maintaining and operating an electrical transmission line and its accessories, together with the right to cut, remove, and destroy such trees and brush as may be necessary to protect said electrical transmission line from damage, described as follows:

COMMENCING at the Southwest corner of the aforementioned Parcel B;

THENCE North 00° 51' 45" East along the West line of said Parcel B a distance of 30.00 feet to a point on the North line of that ingress, egress and utility easement as recorded in Volume 77, Pages 641-644, records of Skamania County;

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THENCE South 88° 43' 36" East along said North line a distance of 13.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 00° 51' 45" East a distance of 15.00 feet;

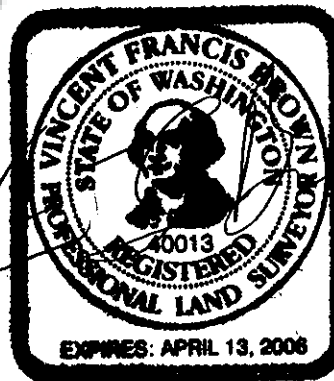
THENCE South 84° 08' 20" East a distance of 25.00 feet;

THENCE North 21° 49' 12" East a distance of 45.00 feet;

THENCE South 88° 43' 36" East a distance of 50.35 feet to the East line of said Parcel B and the terminus of said centerline.

The sidelines of said description shall be lengthened or shortened to intersect one another, said East line of Parcel B and the North line of said easement recorded in Volume 77, Pages 641-644, records of Skamania County.

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4/6/06