

Doc # 2006163629
Page 1 of 7
Date: 11/06/2006 02:33P
Filed by: STEVEN BAUNACH
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$36.00

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 Discription on pages 2, 3, 4 & 5, 6.

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 seprate 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: mw
11-6-06

REAL ESTATE EXCISE TAX

26386
NOV - 6 2006

PAID EXEMPT
Sudney Felmi Deputy
SKAMANIA COUNTY TREASURER

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

02 05 20 0 0 0505 00
65

Dated October 3, 2006

Nov. 6, 2006

Signed Steven Baunach

LEGAL DESCRIPTION FOR STEVEN BAUNACH
Parcel C in Record of Survey (A. F. 2006160181)

October 3, 2006

A parcel of property situated in the Southwest quarter of the Northwest quarter of Section, 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 88 Degrees 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 to Point " A " ;

THENCE North 00 Degrees 51' 45" East a distance of 335.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 Degrees 51' 45" East a distance of 323.59 feet to the North Line of the South Half of said Northwest quarter of Section 20;

THENCE South 88 Degrees 52' 28" East along said North Line a distance of 1058.81 feet;

THENCE South 00 Degrees 05' 51" West a distance of 350.65 feet;

THENCE North 88 Degrees 48' 02" West a distance of 186.94 feet;

THENCE South 47 Degrees 56' 07" West a distance of 196.64 feet;

THENCE South 01 Degrees 05' 51" West a distance of 175.46 feet to said Easterly Extension of the North Line of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE North 88 Degrees 43' 36" West along said Easterly Extension a distance of 625.73 feet to Point " B " ;

THENCE North 00 Degrees 51' 45" East a distance of 30.00 feet;

THENCE North 05 Degrees 22' 52" East a distance of 190.38 feet;

THENCE South 89 Degrees 08' 15" East a distance of 15.00 feet;

WJW

THENCE North 00 Degrees 51' 45" East a distance of 115.00 feet;

THENCE North 88 Degrees 43' 36" West a distance of 130.00 feet to the TRUE POINT OF BEGINNING.

Gary H. Martin, Skamania County Assessor

EXCEPT easements and restrictions of record: Date 11/6/06 Parcel # 2-5-20-505

TOGETHER WITH AND SUBJECT TO a 60.00 foot wide easement for ingress and egress and utilities as described Volume 77, Page 641-644, records of Skamania County.

SUBJECT TO an easement to use and maintain, for private use an existing water well described as follows;

COMMENCING at said True Point of Beginning of Parcel "C",

THENCE South 88 Degrees 43' 36" East along the North line of Parcel B as shown in that Record of Survey Recorded under Auditors File 2006160181 Records of Skamania County; a distance of 60.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 00 Degrees 51' 45" East a distance of 10.00 feet;

THENCE South 88 Degrees 43' 36" East a distance of 20.00 feet;

THENCE South 00 Degrees 51' 45" West a distance of to said Line of Parcel B;

THENCE North 88 Degrees 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 Parcel B.

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

COMMENCING at the AFORMENTIONED POINT " B ";

THENCE North 00 Degrees 51' 45" East along the West line of said Parcel C a distance of 30.00 feet;

mjm ✓

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

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

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

THENCE North 84 Degrees 37' 18" West a distance of 15.00 feet to said West line;

THENCE South 05 Degrees 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 trees and brush as may be necessary to protect said electrical transmission line from damage, described as follows:

COMMENCING at the aforementioned Point "A";

THENCE North 00 Degrees 51' 45" East along the West line of said Parcel C 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;

njm

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

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

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

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

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

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

ALSO SUBJECT TO a 20.00 foot Access and Utility Easement 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 88 degrees 43'36" East along the North line of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 1189.39 feet,

THENCE North 01 Degrees 16' 24" a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

THENCE North 52 Degrees 42' 08" East a Distance of 43.78 feet;

THENCE North 30 Degrees 04' 35" East a Distance of 35.36 feet;

THENCE North 14 Degrees 47' 14" East a Distance of 34.00 feet;

THENCE North 40 Degrees 50' 03" East a Distance of 177.46 feet;

THENCE North 28 Degrees 00'.00" East a Distance of 49.98 feet;

THENCE North 06 Degrees 00' 21" East a Distance of 50.01 feet;

THENCE North 17 Degrees 00'00" West a Distance of 16.81 feet to the end of easement entering Parcel E.

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TOGETHER WITH an easement to use and maintain, for private use, an existing drive-way and utility use, described as follows;

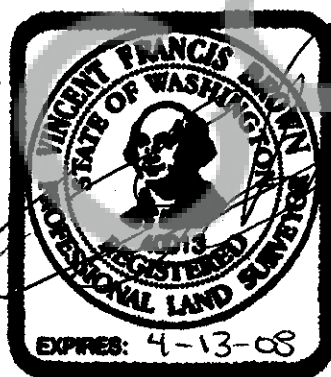
COMMENCING at the Southwest corner of the aforementioned Parcel D being the TRUE POINT OF BEGINNING;

THENCE South 89 Degrees 08' 15" East along the South Line of said Parcel "D" a distance of 20.00 feet;

THENCE South 00 Degrees 51' 45" West a distance of 86.71 feet to the North Line of said 60.00 foot wide easement;

THENCE North 88 Degrees 43' 36" West along said North Line a distance of 20.00 feet;

THENCE North 00 Degrees 51' 45" East a distance of 86.71 feet to the TRUE POINT OF BEGINNING.



11-3-06

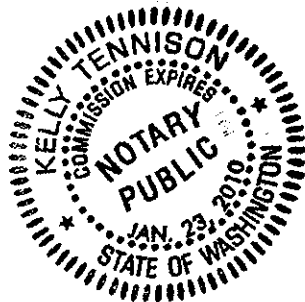
STATE OF WASHINGTON, }
County of Skamania } ss.

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 6th day of November 2006.



Kelly Tennison
Notary Public in and for the State of Washington,
residing at N. Bonneville
My appointment expires Jan. 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 _____.