

Doc # 2007164787
Page 1 of 5
Date: 01/25/2007 03:46P
Filed by: LED LLC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$68.00

After recording
return to:

Gary Ostenson
9001 SE Evergreen Highway
Vancouver, WA 98664

QUIT CLAIM BOUNDARY LINE ADJUSTMENT DEED

Grantor(s): LED, LLC a Washington corporation

Grantee(s): Gary Ostenson and Dana Ostenson, Husband and Wife

Legal Description (Abbreviated):

Government Lot 3 (fractional Northwest ¼ of the Southwest quarter)
of Section 31, Township 2 North, Range 5 East, Willamette Meridian,
Skamania County, Washington

Full Legal Description: Set fourth on attached Exhibit A

Assessor's Tax Parcel ID No(s): A portion of 02-05-31-3-0-0400-00 ^{6.5.}

The purpose of this 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.

Planning Department - BLA Approved By: WJM 1-9-07

REAL ESTATE EXCISE TAX

2674
JAN 25 2007

PAID EXEMPT

Audrey Mann Deputy
SKAMANIA COUNTY TREASURER

LED, LLC
a Washington corporation

By: Robert R. Espeland

Title: Managing Member

Title: _____

By: _____

Title: _____

Title: _____

STATE OF WASHINGTON)

COUNTY OF Clark) SS.

I certify that I know or have satisfactory evidence that

Robert Espeland

the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledged it to be of his free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 12/19/06

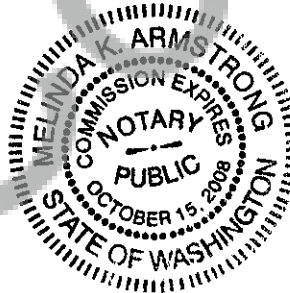
Melinda K. Armstrong

Notary Public in and for the State of Washington,

Residing at Bonouver WA 98001

My appointment expires: 10-15-2008

mjm



GARY OSTENSON AND DANA OSTENSON
husband and wife

By: Gary Ostenson Dana Ostenson
Title: _____ Title: _____

STATE OF WASHINGTON)
COUNTY OF Clark) ss.

I certify that I know or have satisfactory evidence that
Gary & Dana Ostenson
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledged it to be of their free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 12-19-06
Melinda K. Armstrong
Notary Public in and for the State of Washington,
Residing at Bonouver WA 98061
My appointment expires: 10-15-2008



mmc

LEGAL DESCRIPTION
ADJUSTED TAX LOT 400
OSTENSON PARCEL

A Tract of land in the West Half of the Southwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point 300 feet West, more or less, to a witness tree under which an iron stake is set from East side of the 20 acre tract of land conveyed to J.E. Snyder by John H. Morgan on May 10, 1911, and recorded in Book N of Deeds, Page 154, Skamania County Deed Record, where the State Road crosses the said East Line of above described 20 acre tract of land; running thence South from said witness tree to the center of the Washougal River and thence up the center of the Washougal to the Southeast Corner of the 20 acre tract of land conveyed to Snyder on May 10, 1911; thence North along the East Line of said 20 acre tract to a point where the State Road crosses said 20 acre tract and thence West following State Road 300 feet, more or less, to the witness tree above described, and being THE POINT OF BEGINNING.

EXCEPT State Highway 140.

ALSO EXCEPT that portion conveyed to Frederick D. Morgan by instrument recorded in Book 62, Page 648.

ALSO EXCEPT that portion lying with Malfait River Front Tracts, recorded in Book A of Plats, Page 123.

ALSO EXCEPT Lots 1 and 3 of the Short Plat recorded in Book 3 of Short Plats, Page 203.

msmc

ALSO that portion of the LED, LLC parcel as recorded under Auditor's File No. 2006161497, records of the Skamania County Auditor, lying Easterly of a line in Government Lot 3 (fractional Northwest quarter of the Southwest quarter) of Section 31, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the Northwest corner of the Southwest quarter of Section 31 as shown in the Maloney Short Plat as recorded under Auditor's File No. 2006160363, records of the Skamania County Auditor, said corner also being the Northwest corner of Government Lot 3; thence North 89° 30' 26" East, along the North line of Government lot 3, 1324.84 feet to a 1 inch iron pipe with a brass cap at the Northeast corner thereof as shown in said Short Plat; thence South 29° 47' 36" West, 629.87 feet to a 1/2 inch iron pipe; thence South 40° 00' 00" West, 2.17 feet to a 5/8 inch iron rod on the South right of way line of the Washougal River Road and the **Point of Beginning** of the line to be described; thence South 40° 00' 00" West, 131 feet more or less to the center of the Washougal River and the **Terminus** of the described line.

WJW
Skamania County Assessor
Date 1/27/06 Parcel# 2-5-31-3-400
65

