

Doc # 2007166966
Page 1 of 9
Date: 07/23/2007 10:58A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$88.00

AFTER RECORDING MAIL TO:

Name Richard Lang

Address 922 7th Ave NW

City/State Puyallup, WA 98371

RE-RECORD TO CORRECT LEGAL DESCRIPTION 29778

Document Title(s): (or transactions contained therein)

1. BOUNDARY LINE ADJUSTMENT
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

AUDITOR FILE NO. 2004152865

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. MCKENZIE, DOUGLAS
2. MCKENZIE, MARLEA
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. LANG, RICHARD J.
2. LANG, DIANE M.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plot or section/township/range/quarter/quarter)

SE 1/4 OF SECTION 36 TOWNSHIP 3 NORTH RANGE 7 EAST WM

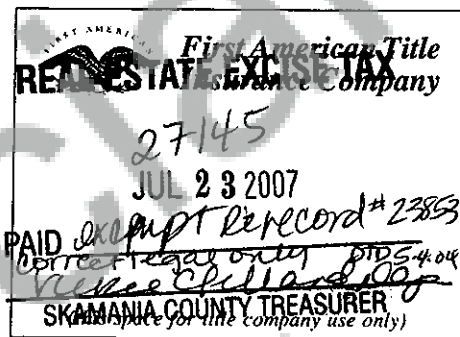
☐ Complete legal description is on page 4 of document

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

03-07-36-3-4-4000-00 220
03-07-36-3-4-4001-00 223-07

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



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Date: 05/05/2004 03:26P
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$26.00

RETURN ADDRESS

RICHARD LANG
P.O.B. 1205
STEVENSON, WASHINGTON
98648

Please Print or Type Information.

Document Title(s) or transaction contained therein:	
1. BOUNDARY LINE ADJUSTMENT 2. CROSS QUITCLAIM DEED 3. 4.	REAL ESTATE EXCISE TAX 23853 MAY 5 2004 PAID 34.53 + 6.74 = 41.27 <i>Audrey Kehring Deputy</i> SKAMANIA COUNTY TREASURER
GRANTOR(S) (Last name, first, then first name and initials)	
1. MCKENZIE, DOUGLAS 2. MCKENZIE, MARLEA 3. 4. <input type="checkbox"/> Additional Names on Page _____ of document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1. LANG, RICHARD J. 2. LANG, DIANE M. 3. 4. <input type="checkbox"/> Additional Names on Page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: I.E., Block, Plat or Section, Township, Range, Quarter/Quarter)	
SE 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WM. <input type="checkbox"/> Additional Names on Page _____ of document.	
REFERENCE NUMBER(S) Of Documents assigned or released:	
<input type="checkbox"/> Additional Names on Page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
03-07-36-3-4-4000 03-07-36-3-4-4001 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional Names on Page _____ of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

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AFTER RECORDING RETURN TO:

Richard J. Lang
P.O.B. 1205
Stevenson, Washington 98648

CROSS QUITCLAIM DEED
(With Boundary Line Adjustment Agreement)

GRANTOR and CROSS GRANTEE: Richard J. and Diane M. Lang
GRANTEE and CROSS GRANTOR: Douglas and Marlea McKenzie

Richard J. and Diane M. Lang, husband and wife (the "Langs"), own the following described real property situated in the County of Skamania, State of Washington:

Abbreviated Legal: Southeast 1/4 of Section 36, Township 3 North, Range 7 East, WM., Skamania County, Washington. The full description is set forth in the attached Exhibit "A."

G.S. 5/5/04

Douglas and Marlea McKenzie, husband and wife (the "McKenzies"), own the following described real property situated in the County of Skamania, State of Washington:

Abbreviated Legal: Southeast 1/4 of Section 36, Township 3 North, Range 7 East, WM., Skamania County, Washington. The full description is set forth in the attached Exhibit "B."

G.S. 5/5/04

It is the parties' intention to adjust the true boundary line between the Langs' real property and the McKenzies' real property and therefore by survey have established an agreed line between the two properties, and new legal descriptions have been determined and prepared for each of the two properties. It is the intent of the parties that the boundary line established by the survey and the newly prepared legal descriptions shall be permanent and legally define the boundary line between the Langs parcel and the McKenzies parcel.

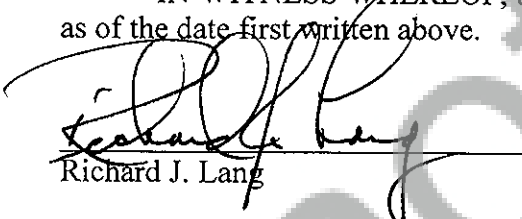
Langs Quit Claim To McKenzies. For and in consideration of a boundary line adjustment, Richard J. and Diane M. Lang, husband and wife, convey and quit claim to Douglas and Marlea McKenzie, husband and wife, all interests they may have in the real property described as set forth in "Exhibit C".

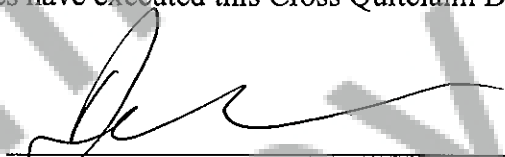
McKenzies Quit Claim To Langs. For and in consideration of a boundary line adjustment, Douglas and Marlea McKenzie, husband and wife, convey and quit claim to Richard J. and Diane M. Lang, husband and wife, all interests they may have in the real property described as set forth in "Exhibit D".

The purpose of this Cross Quitclaim Deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Langs and by the McKenzies, it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and City of Stevenson Short Plat Ordinance. The property described in this Deed cannot be segregated and sold without conforming to the State of Washington and City of Stevenson Subdivision laws.

The parties extinguishment by merger easements created by, and identified in, the following three (3) documents: that certain LICENSE AGREEMENT, recorded August 5, 1996, in Book 158, Page 837, Auditor's File No. 125930; that certain EASEMENT, recorded August 5, 1996, in Book 158, Page 841, Auditor's File No. 125931; and that certain EASEMENT, recorded August 5, 1996, in Book 158, Page ~~841~~ ⁸⁴⁴, Auditor's File No. ~~125931~~ ¹²⁵⁹³².

IN WITNESS WHEREOF, the parties have executed this Cross Quitclaim Deed as of the date first written above.


Richard J. Lang


Douglas McKenzie, who took title as Doug McKenzie


Diane M. Lang

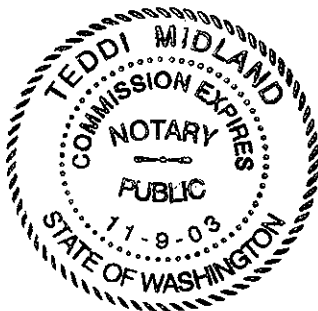

Marlea McKenzie

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me RICHARD J. LANG and DIANE M. LANG to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of December, 2002.

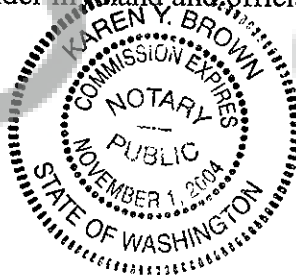


Teddi Midland
Notary Public in and for the State of Washington,
residing at Stevenson
My commission expires 11-09-03

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me DOUGLAS McKENZIE and MARLEA McKENZIE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of December, 2002.



Karen Y. Brown
Notary Public in and for the State of Washington,
residing at Vancouver WA
My commission expires 11-1-04

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Exhibit "A"

Lots 5, 6 and 7, Block 1, CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington.

Together with that portion of the vacated street (Roosevelt) inuring thereto by the vacation thereof, by City Ordinance No. 520, being the West 5 feet of said vacated street lying East of said Lots 5, 6 and 7, Block 1.

EXCEPTING there from the following:

All that portion lying Westerly of the following described line:

Beginning at the Southwest corner of said Lot 7; thence East 56 feet; thence Northwesterly 120 feet to a point on the North line of said Lot 5, which point is 46 feet East of the Northwest corner of said Lot 5.

Gary H. Martin, Skamania County Assessor

Date 5/5/04 ^{DTN} Parcel # 3-7-36-3-4-4000
G.S. ⁺
4001

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REEL # 52107166966
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Exhibit "B"

Being a portion of Lots 5, 6 and 7, Block 1, Cascade Addition to the Town of Stevenson, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington, described as follows:

All that portion lying Westerly of the following described line.

Beginning at the Southwest corner of said Lot 7; thence East 56 feet; thence Northwesterly 120 feet to a point on the North line of said Lot 5, which point is 46 feet East of the Northwest corner of said Lot 5.

Together with that portion of the vacated alley inuring thereto by the vacation thereof recorded October 25, 1988 in Book 111, Page 349, Skamania County Deed Records, being the East 9 feet of said Vacated alley lying West of said Lots 5, 6 and 7, Block 1.

Gary H. Martin, Skamania County Assessor

Date 5/5/04 Parcel # 3-7-36-3-4-4000
G.S. 4001

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Exhibit "C"

Being a portion of Lots 5, 6 and 7, Block 1, Cascade Addition to the Town of Stevenson, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington, described as follows:

All that portion lying Westerly of the following described line.

Beginning at a point that bears, along the south line of said Lot 7, ^S ~~N~~ 88° 56' 55" ^E ~~W~~, 55.98 feet from the Southwest Corner of said Lot 7; thence N 09° 14' 20" W, 121.96 feet to a point on the North line of said Lot 5, which point bears S 88° 56' 56" E, 34.19 feet East of the Northwest Corner of said Lot 5. As according to the survey recorded in Book 3 of Surveys, at Page 362 at the Auditor's Office of Skamania County, Washington.

Together with that portion of the vacated alley inuring thereto by the vacation thereof recorded October 25, 1988 in Book 111, Page 349, Skamania County Deed Records, being the East 9 feet of said Vacated alley lying West of said Lots 5, 6 and 7, Block 1.

Gary H. Martin, Skamania County Assessor

Date 5/5/04

Parcel # 3-2-36-3-4-4000

7-23-07
PAB

as

4001

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Exhibit "D"

Lots 5, 6 and 7, Block 1, CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof, recorded in Book A of Plats, Page 62, in the County of Skamania, State of Washington, described as follows:

EXCEPTING there from the following:

All that portion lying Westerly of the following described line.

Beginning at a point that bears, along the south line of said Lot 7, ^S ~~N~~ ^E 88° 56' 55" W, 55.98 feet from the Southwest Corner of said Lot 7; thence N 09° 14' 20" W, 121.96 feet to a point on the North line of said Lot 5, which point bears S 88° 56' 56" E, 34.19 feet East of the Northwest Corner of said Lot 5. As according to the survey recorded in Book 3 of Surveys, at Page 362 at the Auditor's Office of Skamania County, Washington.

Together with that portion of the vacated street (Roosevelt) inuring thereto by the vacation thereof, by City Ordinance No. 520, being the West 5 feet of said vacated street lying East of said Lots 5, 6 and 7, Block 1.

Gary H. Martin, Skamania County Assessor

Date 5/5/04 Parcel # 3-7-36-3-4-4000
6.9. 4001

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