

RETURN ADDRESS: Bradley W. Andersen Schwabe, Williamson & Wyatt 700 Washington Street, Suite 701 Vancouver, WA 98660		REAL ESTATE EXCISE TAX 28087 JUN 9 2009 PAID <u>Exempt</u> <u>of deputy</u> SKAMANIA COUNTY TREASURER
Please Print or Type Information.		
Document Title(s) or transactions contained therein: 1. AGREEMENT ESTABLISHING COMMON BOUNDARY 2. LINE FOR REAL PROPERTY, QUIT CLAIM DEED, 3. EASEMENT AND BOUNDARY LINE ADJUSTMENT 4.		
GRANTOR(S) (Last name, first, then first name and initials) 1. GABRIEL, KEVIN an unmarried man; THATTHY 2. CONVERSE, TIMOTHY and CONVERSE, DEANNE 3. husband and wife 4. [] Additional Names on page ____ of document.		
GRANTEE(S) (Last name, first, then first name and initials) 1. CONVERSE, TIMOTHY and CONVERSE, DEANNE 2. husband and wife; GABRIEL, Kevin an 3. unmarried man 4. [] Additional Names on page ____ of document.		
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) LOT 2 VISTA SP BK 1 / pg 1.23 Co Road R/W Removed 1975 Concord 14 x 52; A tract of land in Government Lot 5 of Sec. 6, Township 3 North, Range 8 East of the Willamette Meridian [] Complete legal on page ____ of document.		
REFERENCE NUMBER(S) Of Documents assigned or released: [] Additional numbers on page ____ of document.		
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER <u>G.S. SM</u> 03080600060000 and 03080600030000 [] Property Tax Parcel ID is not yet assigned. [] Additional parcel #'s 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.		

Planning Department - BIA Approved By: MUM June 8, 2009

After Recording Return To:

Bradley W. Andersen
Schwabe, Williamson & Wyatt
700 Washington Street, Suite 701
Vancouver, WA 98660

**AGREEMENT ESTABLISHING COMMON BOUNDARY LINE FOR
REAL PROPERTY, QUIT CLAIM DEED, AND EASEMENT**

Grantor(s): Kevin Gabriel, an unmarried man; Timothy Converse and
Deanne Converse, husband and wife

Grantee(s): Timothy Converse and Deanne Converse, husband and wife;
Kevin Gabriel, an unmarried man

Legal description (abbrev.): Lot 2 Vista Sp Bk 1/Pg 1 .23 Co Road R/W
Removed 1975 Concord 14X52;
A tract of land in Government Lot 5 of Section 6,
Township 3 North, Range 8 East of the Willamette
Meridian ^{G.S.}

Assessor's Tax Parcel ID Nos.: 03080600060000; 03080600030000

This Agreement made this day by and between Timothy Converse and Deanne Converse,
husband and wife, hereinafter referred to as "Converse", and Kevin Gabriel, an unmarried man,
hereinafter referred to as "Gabriel".

WITNESSETH:

WHEREAS, Gabriel is the owner of certain real estate situated in the County of
Skamania, State of Washington, as described in Exhibit "A"; and

WHEREAS, Converse is the owner of certain real property situated in the County of
Skamania, State of Washington as described in Exhibit "B"; and

WHEREAS, Converse and Gabriel are parties to that certain Quiet Title action
("Lawsuit") filed with the Skamania County Superior Court under Cause No. 08-2-00015-1; and

WHEREAS, Converse and Gabriel have agreed to settle the Lawsuit, by (1) establishing the common boundary of their respective properties; and (2) having Gabriel convey to Converse a non-exclusive easement for ingress and egress across the currently traveled portions of the existing driveway that cross or encroach upon his property.

NOW, THEREFORE, the parties agree as follows:

1. That the legal description set forth in Exhibit "C", attached hereto and by this reference incorporated herein, sets forth the true and correct northerly boundary line of the Converse property and the true and correct southerly boundary of the Gabriel property, to the extent that the Converse property adjoins the Gabriel property.
2. Converse does, subject to the easement described in paragraph 4 below, hereby convey and Quit Claim to Gabriel any interest they may own in and to all of the real property that lies north of the common boundary line described in Exhibit "C".
3. Gabriel does hereby convey and Quit Claim to Converse any interest he may own in and to all of the real property southerly of the common boundary line described in Exhibit "C".
4. Gabriel further conveys, by Quit Claim, to Converse, and Converse, to the extent necessary, reserve from their conveyance of the real property as described in paragraph 2, a non-exclusive easement for ingress and egress over and across that certain real property described in Exhibit "D" ("Easement Area"). The Easement shall be used only for ingress and egress, and to maintain any existing utilities that may currently lie within the Easement Area described in Exhibit "D", but it shall not include the right to build or maintain any new utilities. Except to the extent that it shall be a right that runs with their land, the grantee cannot convey or assign their rights under this Easement. Converse will also be responsible to maintain the Easement Area

and shall indemnify and hold Gabriel harmless from any and all liability from their or their agents, guests, licensees, and assigns use, occupation, or maintenance of the Easement.

5. The purpose of this Deed is to effect a boundary line adjustment between parcels of land owned by Converse and Gabriel. 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.

DATED this 5 day of June, 2009.

Timothy Converse
Timothy Converse

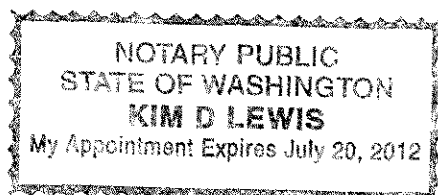
Kevin Gabriel
Kevin Gabriel

Deanne Converse
Deanne Converse

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

This is to certify that on the 5th day of June, 2009, personally appeared before me TIMOTHY CONVERSE, to me known to be the individual who executed the foregoing instrument, and acknowledged the same to be his free act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written.

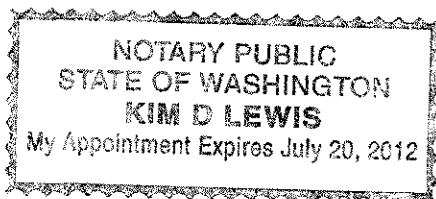


Kim D. Lewis
Notary Public in and for the State of
Washington, Residing at Camas
My appointment expires: 7-20-12

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

This is to certify that on the 6th day of JUNE, 2009, personally appeared before me DEANNE CONVERSE, to me known to be the individual who executed the foregoing instrument, and acknowledged the same to be her free act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written.



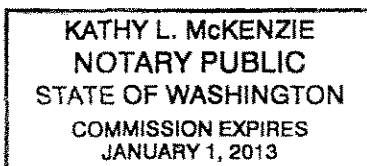
Kim D Lewis

Notary Public in and for the State of
 Washington, Residing at Camas
 My appointment expires: 7-20-12

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

This is to certify that on the 5th day of June, 2009, personally appeared before me KEVIN GABRIEL, to me known to be the individual who executed the foregoing instrument, and acknowledged the same to be his free act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written.



Kathy L McKenzie
Kathy McKenzie

Notary Public in and for the State of
 Washington, Residing at Stevenson
 My appointment expires: Jan 1, 2013

msm

EXHIBIT A
(Gabriel Legal Description)

A tract of land in Government Lot 5 of Section 6, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 5; thence East 1,300 feet, more or less, to the East line of said Lot 5; thence South 442.20 feet; thence West 1,300 feet, more or less, to the West line of said Lot 5; thence North 442.2 feet to the Northwest corner of said Lot 5 and the True Point of Beginning.

EXCEPT that portion on the West line of said Lot 5 for the Right of Way for Old State Road as traveled March 2, 1978.

Wm
Skamania County Assessor
Date 6/8/19 Parcel# 3-8-6-300+600
CS

EXHIBIT A

EXHIBIT B
(Converse Legal Description)

Lot 2 of the Columbia Vista Corporation Short Plat recorded July 15, 1975, Auditor's
File # 80040, Records of Skamania County, Washington.

mm- 6.5. 6/8/09

Unofficial
Copy

EXHIBIT B

EXHIBIT C
(Correct Northern Boundary Lines)

Legal Description of the South Line of the Gabriel Parcel adjacent to the Converse Parcel,
located in Skamania County, Washington, Government Lot 5 of Section 6, Township 3 Nth, Range 8
East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 5, thence South along the West line
of Government Lot 5, a distance of 442.2 feet to a point on the West line of Government Lot 5, thence
South $88^{\circ}30'36''$ East, a distance of 18.54 feet to the Southwest corner of the Kevin Gabriel Parcel as
described in Book 197, Page 181, filed in Skamania County in March, 2000 and the point of beginning for
the said South parcel line; thence South $88^{\circ}30'36''$ East, a distance of 800 feet to a point on the South line
of the Gabriel Parcel and the Northeast corner of the Converse parcel.

WJM
Skamania County Assessor
Date 6/8/09 Parcel# 3-8-6-300+600
ES

EXHIBIT C

EXHIBIT D (Easement Area Legal Description)

Easement Tract 1

A tract of land in Skamania County, Washington, Government Lot 5 of Section 6, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 5, thence South along the West line of Government Lot 5, a distance of 442.2 feet to a point on the West line of Government Lot 5, thence South 88°30'36" East, a distance of 18.54 feet to the Southwest corner of the Kevin Gabriel Parcel as described in Book 197, Page 181, filed in Skamania County in March, 2000; thence along the South line of said Kevin Gabriel Parcel South 88°30'36" East, a distance of 178.60 feet to the intersection of the North edge of a driveway (as determined by field survey performed on August 30 and 31, 2007) and the South line of said Kevin Gabriel Parcel and the true point of beginning;

Thence North 81°56'26" East, a distance of 34.86 feet along the North edge of said driveway;
thence South 87°24'06" East, a distance of 55.35 feet along the North edge of said driveway;
thence South 83°43'32" East, a distance of 56.51 feet along the North edge of said driveway to the intersection of said North edge of driveway and the South line of said Kevin Gabriel Parcel;
thence North 88°30'36" West, a distance of 146.03 feet along the South line of said Kevin Gabriel Parcel to the Point of Beginning.

Containing 0.01 ACRES, more or less.

Easement Tract 2

A tract of land in Skamania County, Washington, Government Lot 5 of Section 6, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 5, thence South along the West line of Government Lot 5, a distance of 442.2 feet to a point on the West line of Government Lot 5, thence South 88°30'36" East, a distance of 18.54 feet to the Southwest corner of the Kevin Gabriel Parcel as described in Book 197, Page 181, filed in Skamania County in March, 2000; thence along the South line of said Kevin Gabriel Parcel South 88°30'36" East, a distance of 341.76 feet to the intersection of the North edge of a driveway (as determined by field survey performed on August 30 and 31, 2007) and the South line of said Kevin Gabriel Parcel and the true point of beginning;

Thence North 81°09'27" East, a distance of 74.03 feet along the North edge of said driveway;
thence North 88°57'33" East, a distance of 42.10 feet along the North edge of said driveway;
thence South 82°37'39" East, a distance of 53.79 feet along the North edge of said driveway;
thence South 78°36'08" East, a distance of 55.93 feet along the North edge of said driveway to the intersection of said North edge of driveway and the South line of the Kevin Gabriel Parcel;

thence North 88°30'36" West, a distance of 83.21 feet along the South line of the Kevin Gabriel Parcel to the intersection of said South line and the South edge of a driveway (as determined by field survey performed on August 30 and 31, 2007);

thence North 81°39'34" West, a distance of 26.04 feet along the South edge of said driveway;
thence South 88°57'33" West, a distance of 40.29 feet along the South edge of said driveway;
thence South 81°09'27" West, a distance of 7.40 feet along the South edge of said driveway to the intersection of said South edge of driveway and the South line of the Kevin Gabriel parcel;
thence North 88°30'36" West, a distance of 66.90 feet along the South line of the Kevin Gabriel Parcel to the Point of Beginning.

Containing 0.04 ACRES, more or less.

6.5-