

WHEN RECORDED RETURN TO:

Gary R. Hegewald _____
PO Box 1039 _____
Stevenson, WA 98648 _____

DOCUMENT TITLE(S)

Boundary Adjustment/Quit Claim Deed

REAL ESTATE EXCISE TAX

REFERENCE NUMBER(S) of Documents assigned or released:

Tax Lot 02070210010000
Tax Lot 02070210010100

28156
AUG 10 2009

PAID EXEMPT

☐ Additional numbers on page _____ of document.

Audrey M. Deputy
SKAMANIA COUNTY TREASURER

GRANTOR(S):

Gary R. Hegewald, as executor of Estate of Helen B. Hegewald, deceased

☐ Additional names on page _____ of document.

GRANTEE(S):

Estate of Helen B. Hegewald, deceased (pg 3)

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Section 2 Township 2N Range 7E Willamette Meridian

☒ Complete legal on pages 2 and 3 of document.

TAX PARCEL NUMBER(S):

02070210010000
02070210010100

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

BOUNDARY LINE ADJUSTMENTS TO

TAX LOTS: 02-07-02-1-0-0100-00 AND 02-07-02-1-0-0101-00

The purpose of this deed is to effect a boundary line adjustment between two adjoining parcels of land owned by the estate of Helen B. Hegewald. Nothing herein is intended to create a new lot or separate parcel and it 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 Washington State, county and city land use and subdivision laws.

This adjustment is not being made to circumvent or violate any city, county or state ordinance or law.

No existing lot size will be reduced below the minimum lot size required by the city, county or state.

There are no lien holders with any interest in either of the parcels involved in this Boundary Line Adjustment.

QUIT CLAIM DEED

The grantor, **Gary Hegewald, as Executor of the Estate of Helen B. Hegewald, deceased,** (Skamania county clerk's probate cause number 08 4 00003 5), hereby conveys and quitclaims all right, title and interest of the Estate of Helen B. Hegewald, deceased, in and to the following described property as follows:

The East Seventy feet (70') of the North Five Hundred feet (500') of the Northwest Quarter of the Northeast Quarter of Section 2, T2N, R7E, W.M., City of Stevenson, Skamania County, Washington. *AW*

CONTAINING 0.8 ACRES, MORE OR LESS.

Which is a portion of the Tax Lot 02-07-02-1-0-0100-00 described as follows; *AWP*

Commencing at the Point of Beginning, which is the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 2, T2N, R7E WM; thence South 00° 15' 22" East, a distance of 680.00 feet; thence South 89° 31' 33" West, a distance of 590.00 feet; thence North 00° 15' 22" West, a distance of 680.00 feet; thence North 89° 31' 33" East, a distance of 590.00 feet to the Point of Beginning.

CONTAINING 9.21 ACRES, MORE OR LESS.

to the **Estate of Helen B. Hegewald**, deceased attached, to be combined with existing tax lot 02-07-02-1-0-0101-00, more particularly described as follows:

The North Five Hundred feet (500') of the following described parcel;


The West Half of a certain tract of land in the Felix G. Iman DLC, located in the North East Quarter of the North East Quarter of Section 2, T2N, R7E, W.M., City of Stevenson, Skamania County, Washington; conveyed to Frank B. Morrison by instrument recorded in January 5, 1911 in Book N, Page 36, Skamania County Deed Records: the tract hereby described being bounded on the East by a line drawn South from the center of the North line of the tract conveyed to the said Frank B. Morrison.

EXCEPT that portion conveyed to Skamania County by instrument Book 62, Page 922 and corrected by instruments Book 145, Page 578 and Book 169, Page 845.

for the purpose of transferring 0.8 acres from Tax Lot 02-07-02-1-0-0100-00 to Tax Lot 02-07-02-1-0-0101-00.

IT IS THE INTENT OF THE EXECUTOR TO ADJUST THE BOUNDARIES OF SAID TAX LOTS SO THAT TAX LOT 02-07-02-1-0-0100-00 NOW CONTAINS 8.4 ACRES AND TAX LOT 02-07-02-1-0-0101-00 NOW CONTAINS 6.0 ACRES.

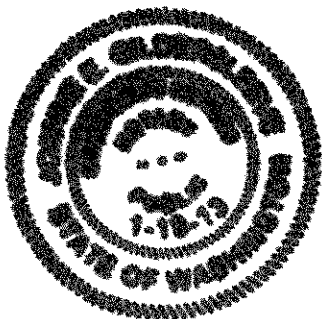
Dated this 6th day of July, 2009
 Skamania County Assessor
 Date 8/6/09 Parcel 02-07-02-1-0-0100-00
02-07-02-1-0-0101-00



 GARY R. HEGEWALD as Executor of the
 Estate of Helen B. Hegewald, Deceased

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAMANIA)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 6th day of July, 2009, personally appeared before me GARY R. HEGEWALD, to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that he signed and sealed the same as his free and voluntary act and deed, for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year last above written.




 NOTARY PUBLIC, State of Washington
 Residing at Casco
 My commission expires 1-19-13



City of Stevenson Official Decision

Hegewald II Boundary Line Adjustment (BLA2009-03)

On March 10th, 2009, the City of Stevenson Planning Department received a proposal from the Estate of Helen Hegewald regarding the adjustment of the boundary line separating Tax Parcel 02-07-02-10-0101, owned by the Estate, and Tax Parcel 02-07-02-10-0100, also owned by the Estate. The proposal, as depicted on the attached survey, would shift the boundary line approximately 70 feet to the west of, and parallel to, its current location.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;
9. This Boundary Line Adjustment and its effects lie wholly outside any critical area or buffer.

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2009-03).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval, the applicable legal documents transferring title, and the survey signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

BSK 7-6-09

Ben Shumaker (RE-APPROVED SUBJECT TO AUDITOR'S FORMAT REQUIREMENTS)
Planning Director, City of Stevenson