

**AFTER RECORDING MAIL TO:**

Name PAUL SPENCER  
Address P.O. Box 173  
City / State STEVENSON, WA 98648

**Quit Claim Deed**

THE GRANTOR

PAUL G. SPENCER  
MARTA A. SPENCER

for and in consideration of

BOUNDARY LINE ADJUSTMENT

conveys and quit claims to PAUL G. & MARTA A.  
SPENCER

the following described real estate, situated in the County of SKAMANIA, State of Washington,  
together with all after acquired title of the grantor(s) therein:

SEE EXHIBIT A

**REAL ESTATE EXCISE TAX**

18301

NOV 24 2009

PAID

EXEMPT

Shirley Fisher Deputy  
SKAMANIA COUNTY TREASURER

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

03753632190000 AWP  
03753632190100

Dated 11/15, 192009

Paul G. Spencer  
(Individual)

(Individual)

By \_\_\_\_\_

(President)

By \_\_\_\_\_

(Secretary)

STATE OF WASHINGTON }  
County of SKAMANIA } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me PAUL G. SPENCER and MIRTA A. SPENCER to me known to be the individual(s) 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 15<sup>TH</sup> day of NOVEMBER 19 2009

MARIA P. SPENCER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MAY 19, 2013

*Maria P. Spencer*  
Notary Public in and for the State of WASHINGTON  
residing at STEVENSON  
My appointment expires MAY 19, 2013

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 \_\_\_\_\_.

# Exhibit A

Lots 44, 43, and 42 of the amended Hilltop Manor Plat, recorded in Book 'A' of Plats, page 110, in the County of Skamania, State of Washington, excluding: the easterly 15 feet of Lot 42.

Skamania County Assessor

Date 11/24/09 Parcel# 03752632190000 \$ PLG  
03752632190100

Unofficial  
Copy



***City of Stevenson***  
**Official Decision**

**Spencer Hilltop BLA (BLA2009-02)**  
**9-29-09**

On March 3<sup>rd</sup>, 2009, the City of Stevenson Planning Department received a proposal from Paul Spencer regarding the adjustment of the boundary line separating Lot 42 of Hilltop Manor (Tax Parcel 03-75-36-32-1901), owned by Mr. & Mrs. Spencer, and Lot 41 of Hilltop Manor (Tax Parcel 03-75-36-32-1900), also owned by the Spencer's. The proposal, as depicted on the attached plot plan, would shift the boundary line approximately 15 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. As conditioned will not affect any critical area or buffer.

**DECISION**

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2009-02) subject to the condition that:

1. The applicant records Landslide Hazard Area notices for lots 41 and 42 of Hilltop Manor .

This decision does not become effective until the applicants record with the Skamania County Auditor the Landslide Hazard Area notices, this Official Approval, the applicable legal documents transferring title, and the plot plan 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:

Ben Shumaker  
 Planning Director, City of Stevenson

ADJUSTED LOT A:

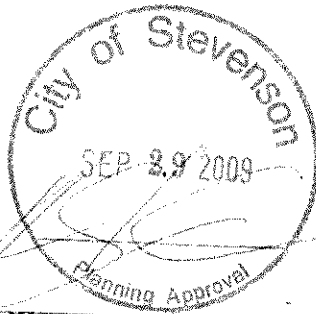
Lot 42 of the amended Hilltop Manor Plat, recorded in Book 'A' of Plats, page 110, in the County of Skamania, State of Washington, excluding the easterly 15 feet of Lot 42.

ADJUSTED LOT B:

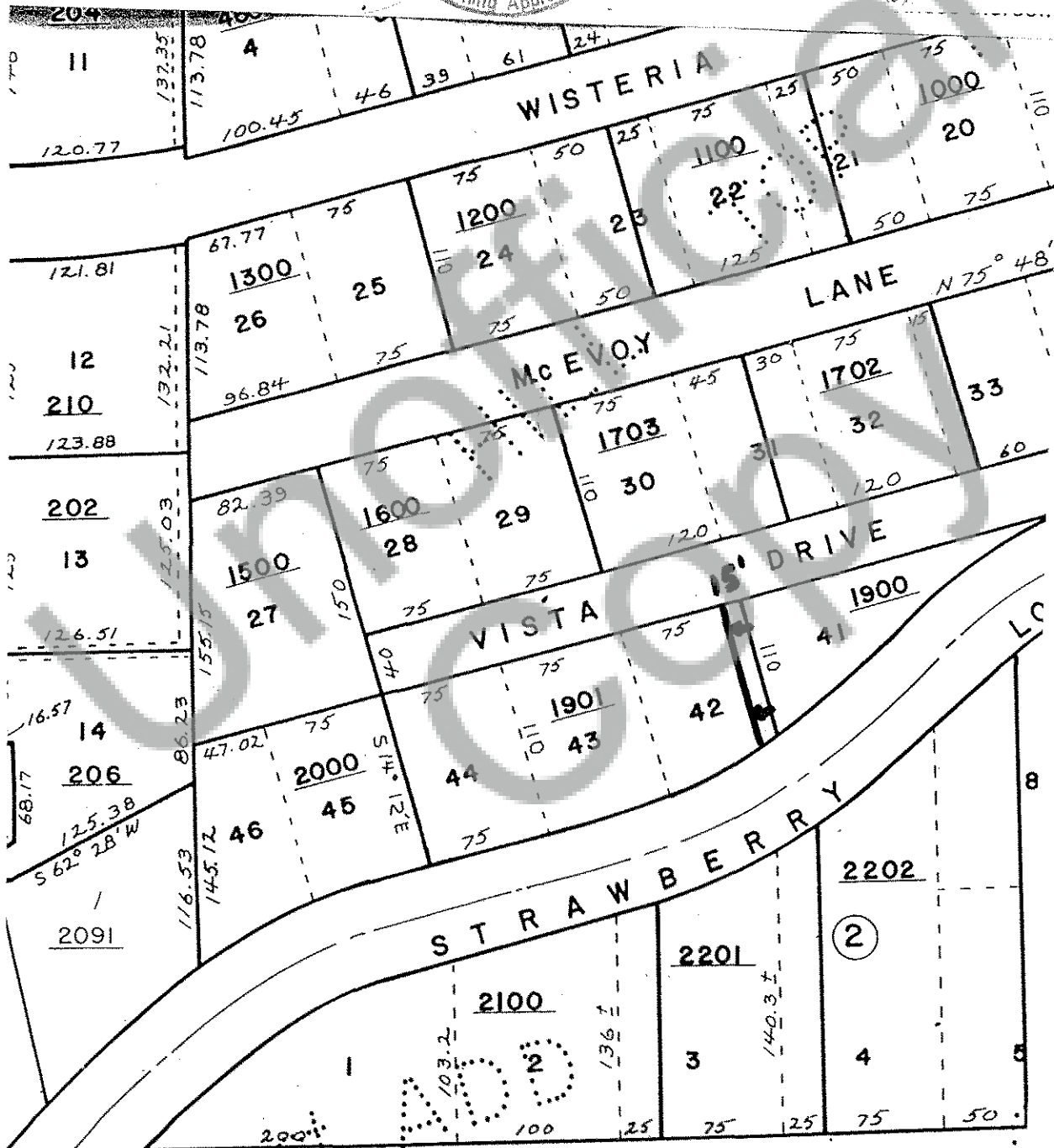
Lot 41, plus the easterly 15 feet of Lot 42, of the amended Hilltop Manor Plat, recorded in Book 'A' of Plats, page 110, in the County of Skamania, State of Washington.

# SPENCER HILLTOP BOUNDARY LINE ADJUSTMENT

↑  
N  
1"=100'



\* THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM CITY AND STATE PLATTING REGULATIONS AS PROVIDED BY RCW 58.17.040(6).



Return To:

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**LANDSLIDE HAZARD AREA NOTICE**

**Grantor:** Paul & Mirta Spencer

**Grantee:** The Public

**Tax Parcel #:** 03-75-36-32-1901 *A portion of*

**Legal Description:** Lot 42 of the amended Hilltop Manor Plat, recorded in Book 'A' of Plats, page 110, in the County of Skamania, State of Washington, excluding the easterly 15 feet of Lot 42

**NOTICE:** This site lies within a landslide hazard area. Restrictions on use or alteration of the site may exist. For more information contact the City of Stevenson Planning Department.