

Return  
Name and Address:

Mark Feichtinger  
Stoel Rives LLP  
805 Broadway, Suite 725  
Vancouver WA 98660

**REAL ESTATE EXCISE TAX**  
  
29782  
OCT 31 2012  
PAID *exempt*  
*Vickie Chelland*  
SKAMANIA COUNTY TREASURER

Document  
Title:

Quitclaim Deed  
(Affirming Boundary Line Locations)

NAME OF  
GRANTOR:

S.D.S. CO., L.L.C., dba  
Stevenson Land Company

NAME OF  
GRANTEE:

Dennis Crow and Anita Gahimer Crow

ABBREVIATED  
LEGAL  
DESCRIPTION:

Portion of NW 1/4 SE 1/4, Section 23, T3N, R9E, W.M.,  
County of Skamania, State of Washington

Complete legal description is on  
Pages 1, 2 and 3 of document

ASSESSOR'S  
PROPERTY TAX  
PARCEL ACCOUNT  
NUMBER(S):

03090000310200 *Du*

**QUITCLAIM DEED**  
**(Affirming Boundary Line Locations)**

To confirm the locations of common boundary lines because previously existing landmarks have been altered or removed, the Grantor, S.D.S. CO., L.L.C., a Washington limited liability company, dba Stevenson Land Company, having an address of PO Box 266, Bingen, Washington 98605 conveys and quitclaims to Dennis Crow and Anita Gahimer Crow all interest in the following described real estate, situated in the County of Skamania, State of Washington, including all of Grantor's after-acquired interest therein:

**LEGAL DESCRIPTION TRACT "A"**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH  $01^{\circ}37'36''$  EAST, 1282.52 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH  $88^{\circ}08'52''$  EAST, 813.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COOK-UNDERWOOD ROAD; THENCE NORTH  $12^{\circ}16'30''$  WEST, 271.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID COOK-UNDERWOOD ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY OF SAID COOK-UNDERWOOD THE FOLLOWING SIX (6) COURSES 1.) THENCE NORTH  $18^{\circ}58'36''$  WEST, 518.66 FEET; 2.) THENCE SOUTH  $71^{\circ}01'24''$  WEST, 40.00 FEET; 3.) THENCE NORTH  $18^{\circ}58'36''$  WEST, 268.30 FEET; 4.) THENCE NORTH  $15^{\circ}35'36''$  WEST, 82.70 FEET; 5.) THENCE NORTH  $74^{\circ}24'24''$  EAST, 40.00 FEET; 6.) THENCE NORTH  $15^{\circ}35'36''$  WEST, 222.76 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH  $88^{\circ}58'53''$  EAST ALONG AFORESAID NORTH LINE A DISTANCE OF 94.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID COOK-UNDERWOOD ROAD; THENCE SOUTH  $15^{\circ}04'25''$  EAST ALONG SAID EAST RIGHT-OF-WAY OF COOK-UNDERWOOD ROAD A DISTANCE OF 75.00 FEET; THENCE SOUTH  $39^{\circ}49'54''$  EAST ALONG THE TOP OF BANK A DISTANCE OF 63.53 FEET TO A  $5/8''$  REBAR SET BY

KLEIN & ASSOCIATES IN RECORD OF SURVEY, UNDER AUDITOR'S FILE NO. 2009173545; THENCE IN A SOUTHERLY DIRECTION ALONG SAID TOP OF BANK IN WHICH 5/8" REBAR WERE SET BY AFORESAID KLEIN & ASSOCIATES IN RECORD OF SURVEY, UNDER AUDITOR'S FILE NO. 2009173545 THE FOLLOWING TEN (10) COURSES; 1.) THENCE SOUTH 43°34'22" EAST, 105.80 FEET; 2.) THENCE SOUTH 60°02'59" EAST, 141.09 FEET; 3.) THENCE SOUTH 24°00'43" EAST, 197.39 FEET; 4.) THENCE SOUTH 63°15'08" EAST, 127.39 FEET; 5.) THENCE SOUTH 77°21'55" EAST, 197.13 FEET; 6.) THENCE SOUTH 54°18'33" EAST, 102.33 FEET; 7.) THENCE SOUTH 39°19'06" WEST, 173.14 FEET; 8.) THENCE SOUTH 72°04'43" WEST, 170.27 FEET; 9.) THENCE SOUTH 26°37'01" WEST, 195.01 FEET; 10.) THENCE SOUTH 26°07'29" WEST, 84.44 FEET; THENCE NORTH 82°53'00" WEST, 86.70 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 320,577 SQ FT, 7.36 ACRES, MORE OR LESS.

#### **LEGAL DESCRIPTION TRACT "B"**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 01°37'36" EAST, 1282.52 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 88°08'52" EAST, 813.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COOK-UNDERWOOD ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 88°08'52" EAST, ALONG AFORESAID SOUTH LINE A DISTANCE OF 65.00 FEET; THENCE NORTH 00°05'30" EAST, 332.49 FEET TO A 5/8" REBAR SET BY KLEIN & ASSOCIATES IN RECORD OF SURVEY UNDER AUDITOR'S FILE NO. 2009173545; THENCE SOUTH 26°07'29" WEST, 84.44 FEET TO A 5/8" REBAR SET BY KLEIN & ASSOCIATES IN RECORD OF SURVEY UNDER AUDITOR'S FILE NO. 2009173545 AND A POINT ON A NON-TANGENT CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 702.71 FEET; THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12°04'50", AN ARC LENGTH OF 148.16 FEET, A CHORD WHICH BEARS SOUTH

10°20'39" WEST, A CHORD DISTANCE OF 147.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COOK-UNDERWOOD ROAD; THEN SOUTH 00°55'29" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF COOK-UNDERWOOD ROAD A DISTANCE OF 109.07 FEET BACK TO THE POINT OF BEGINNING

CONTAINING 16,161 SQ FT, 0.37 ACRES, MORE OR LESS.

Tract "A" and Tract "B" are depicted in the attached Exhibit B.

IN WITNESS WHEREOF, the undersigned Grantor has executed this deed this \_\_\_\_\_ day of Aug 21, 2012.

Skamania County Assessor  
Date 10-30-12 Parcel 3-9-3102  
*[Signature]*

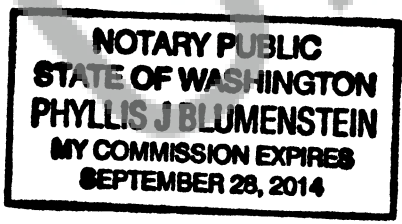
S.D.S. CO., L.L.C., dba Stevenson  
Land Company

*Wallace E. Stevenson*  
By: Wallace E. Stevenson  
Title: President

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA ) ss.

On 8-21, 2012, before me personally appeared Wallace E. Stevenson, to me known to be the President of S.D.S. CO., L.L.C., dba Stevenson Lumber Company, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that Wallace E. Stevenson was authorized to execute said instrument on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: *Phyllis J Blumenstein*

Name (Print): Phyllis J Blumenstein

NOTARY PUBLIC in and for the State  
of Washington, residing at White Salmon  
My appointment expires: 9-28-14

**EXHIBIT A**

(INTENTIONALLY LEFT BLANK)

Unofficial  
Copy





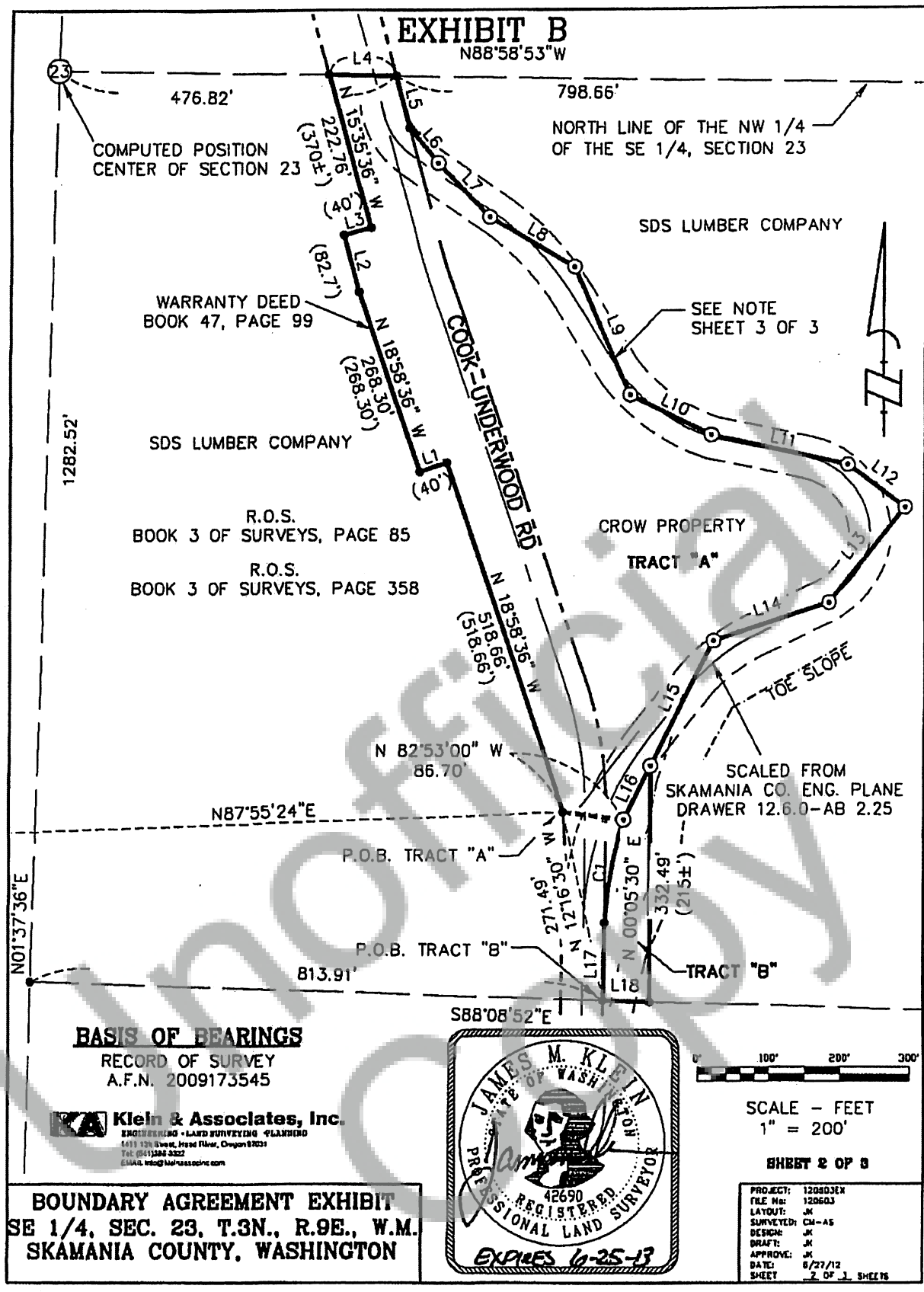


EXHIBIT B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°01'24" W	40.00
L2	N 15°35'36" W	82.70
L3	N 74°24'24" E	40.00
L4	S 88°58'53" E	94.71
L5	S 15°04'25" E	75.00
L6	S 39°49'54" E	63.53
L7	S 43°34'22" E	105.80
L8	S 60°02'59" E	141.09
L9	S 24°00'43" E	197.39
L10	S 63°15'08" E	127.39
L11	S 77°21'55" E	197.13
L12	S 54°18'33" E	102.33
L13	S 39°19'06" W	173.14
L14	S 72°04'43" W	170.27
L15	S 26°37'01" W	195.01
L16	S 26°07'29" W	84.44
L17	S 00°55'29" W	109.07
L18	S 88°08'52" E	65.00

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY (ROAD)
- CENTERLINE (ROAD)
- ⊙

FOUND KLEIN & ASSOC. REB  
ROS, A.F.N. 2009173545
- COMPUTED CORNER
- ROS

RECORD SURVEY
- A.F.N.

AUDITOR FILE NO
- (100')

DEED DISTANCE
- P.O.B.

POINT OF BEGINNING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	148.16	702.71	12°04'50"	S 10°20'39" W	147.89

**NOTE:**  
THAT PORTION OF THE ABANDONED COOK-UNDERWOOD ROAD WAS SCALED FROM SKAMANIA COUNTY ENGINEER PLANE DRAWER 12.6.0-AB 2.25. THE TOP OF BANK WAS FIELD LOCATED MARCH 2009 AND MONUMENTS SET AS SHOWN IN RECORD OF SURVEY, UNDER AUDITORS FILE NO. 2009173545. MONUMENTS WERE RECOVERED FOR THE PROPOSED OF ESTABLISHING THE BOUNDARY LINE BETWEEN SDS LUMBER AND THE CROW'S PROPERTY FOR THE PROSE OF A BOUNDARY AGREEMENT. MONUMENTS WERE NOT SET AS APART OF THIS PROJECT.

THE TOP OF BANK AS SHOWN IN RECORD OF SURVEY UNDER AUDITOR'S FILE NO. 2009173545 DOES NOT AGREE WITH THE SCALED PORTION OF THE ABANDONED ROAD. FOR THE PROPOSE OF THIS SURVEY, THE TOP OF BANK AND THE MONUMENTS PREVIOUSLY ESTABLISHED BY SAID RECORD OF SURVEY WERE HELD FOR THE LOCATION OF A BOUNDARY LINE AGREEMENT WHICH SAID LINE WAS ACCEPTED AS THE BEST AVAILABLE EVIDENCE TO THE TRUE LOCATION OF SAID ROAD.

BASIS OF BEARINGS

RECORD OF SURVEY  
A.F.N. 2009173545

**K&A Klein & Associates, Inc.**  
ENGINEERING • LAND SURVEYING • PLANNING  
1411 12th Street, Hood River, Oregon 97031  
Tel: (503) 339-9322  
Email: info@kleinassoc.com



SHEET 3 OF 3

PROJECT: 120803EX  
FILE No: 120803  
LAYOUT: JK  
SURVEYED: CU-AS  
DESIGN: JK  
DRAFT: JK  
APPROVE: JK  
DATE: 8/27/12  
SHEET: 3 OF 3 SHEETS

BOUNDARY AGREEMENT EXHIBIT  
SE 1/4, SEC. 23, T.3N., R.9E., W.M.  
SKAMANIA COUNTY, WASHINGTON



**Notice of Decision Agreement**

Conditions of Approval for the application by Dennis Crow and Anita Gahimer Crow, for the Review of the Quit Claim Deeds that will affirm the boundary line locations of Parcels Numbered 03-09-00-0-0-3102-00 and 03-09-00-0-0-3101-00, require the additional paragraph, which is herein accepted, be incorporated:

“The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by 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 confirming to the State of Washington and Skamania County subdivision laws.”

Our signature below approves the incorporation herein of the above quoted paragraph as part of this Quick Claim and Boundary Line Adjustment Document.

  
Dennis R. Crow 30 OCT 2012

  
Anita Gahimer Crow 30 October 2012

End  
argc  
30 October 2012