

Return
Name and Address:

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

REAL ESTATE EXCISE TAX

29783

OCT 31 2012

PAID exempt
Vicki Chellender
SKAMANIA COUNTY TREASURER

Document
Title:

Quitclaim Deed
(Affirming Boundary Line Locations)

NAME OF
GRANTOR:

Dennis Crow and Anita Gahimer Crow

NAME OF
GRANTEE:

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

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

QUITCLAIM DEED
(Affirming Boundary Line Locations)

To confirm the locations of common boundary lines because previously existing landmarks have been altered or removed, the Grantors, Dennis Crow and Anita Gahimer Crow, having an address of 161 Fouts Road, Cook, Washington 98605 convey and quitclaim to S.D.S. CO., L.L.C., a Washington limited liability company, dba Stevenson Land Company all interest in all property located in the NW 1/4 of the SE 1/4 of Section 23, Township 3 North, Range 9 East of the Willamette Meridian, County of Skamania, State of Washington, LESS AND EXCLUDING the following property:

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°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; THENCE NORTH 12°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°58'36" WEST, 518.66 FEET; 2.) THENCE SOUTH 71°01'24" WEST, 40.00 FEET; 3.) THENCE NORTH 18°58'36" WEST, 268.30 FEET; 4.) THENCE NORTH 15°35'36" WEST, 82.70 FEET; 5.) THENCE NORTH 74°24'24" EAST, 40.00 FEET; 6.) THENCE NORTH 15°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°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°04'25" EAST ALONG SAID EAST RIGHT-OF-WAY OF COOK-UNDERWOOD ROAD A DISTANCE OF 75.00 FEET; THENCE SOUTH 39°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 Grantors have executed this deed this 21st day of August, 2012.

Skamania County Assessor
Date 10-30-12 Parcel 3-9-3102


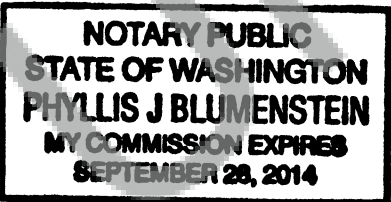

Dennis Crow


Anita Gahimer Crow

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.

On this day personally appeared before me Dennis Crow, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned.

Given under my hand and official seal 8-21-, 2012.



Signature: Phyllis J. Blumenstein

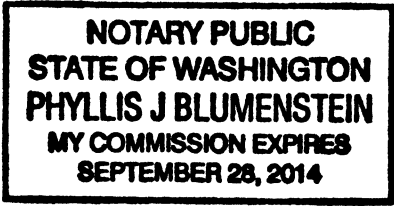
Name (Print): Phyllis J. Blumenstein

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

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me Anita Gahimer Crow, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes mentioned.

Given under my hand and official seal 8.21, 2012.

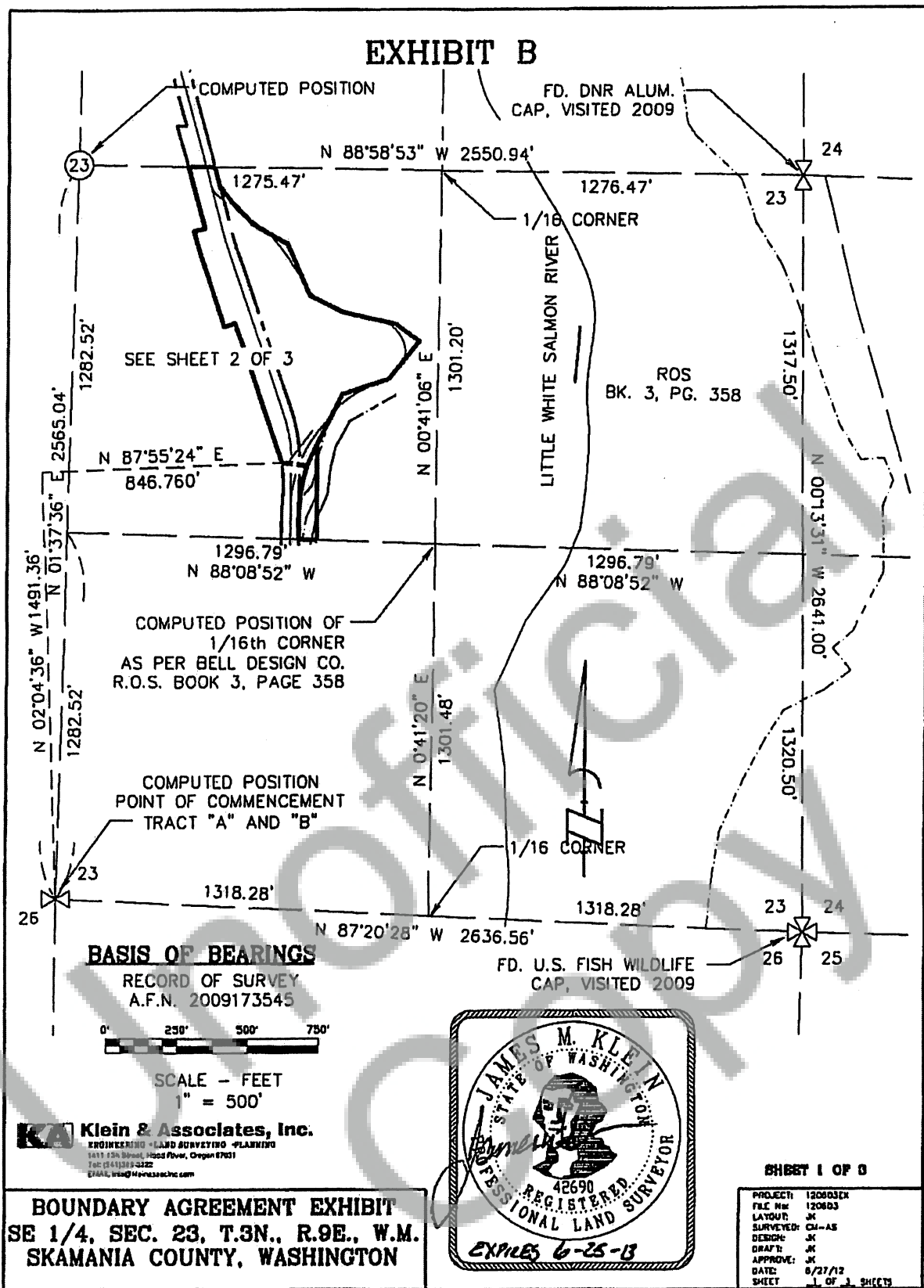


Signature: Phyllis J Blumenstein
Name (Print): Phyllis J Blumenstein
NOTARY PUBLIC in and for the State
of Washington, residing at White Salmon
My appointment expires: 9.28.14

EXHIBIT A

(INTENTIONALLY LEFT BLANK)

Unofficial
Copy



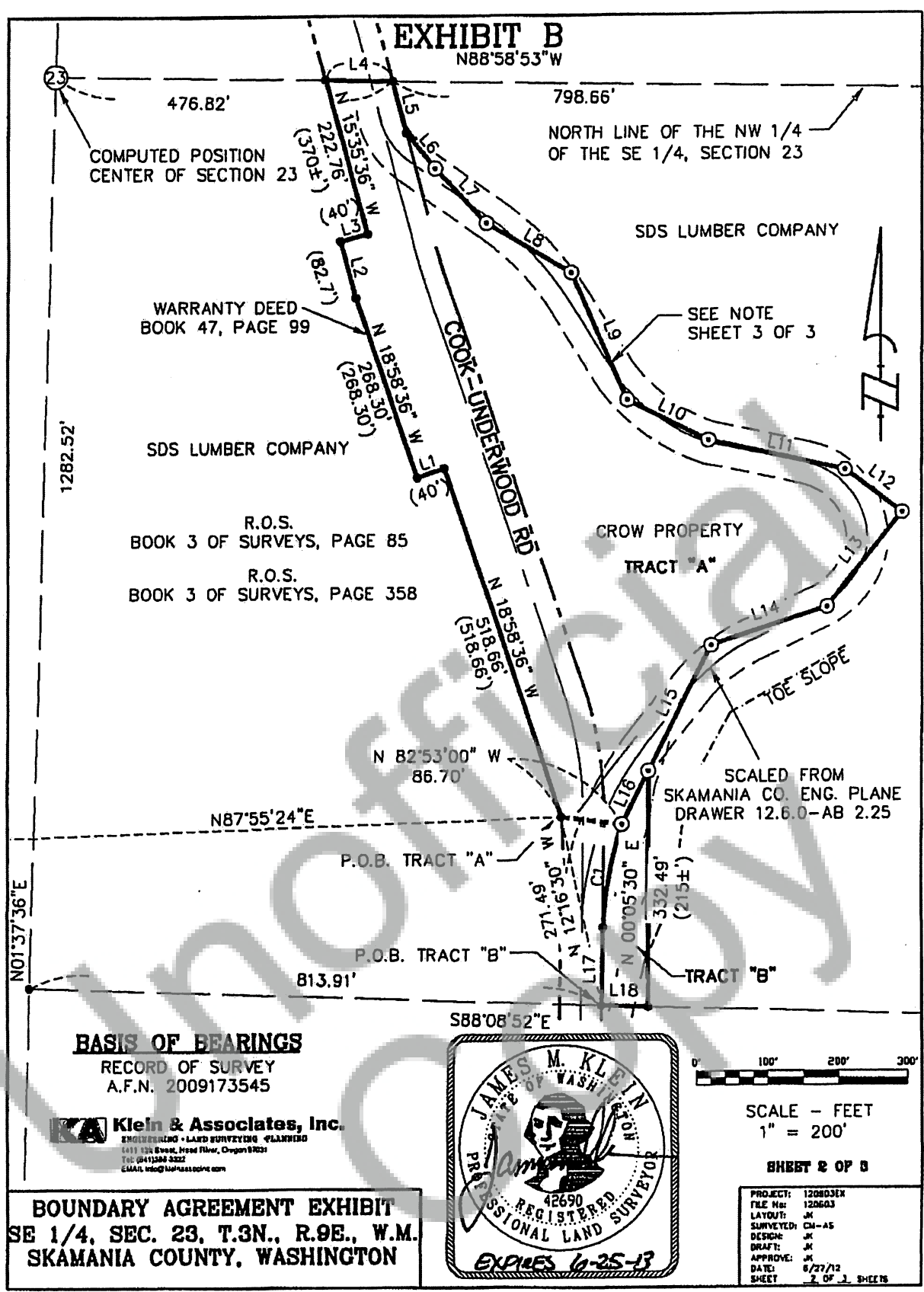


EXHIBIT B

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



Klein & Associates, Inc.
ENGINEERING • LAND SURVEYING • PLANNING
1411 12th Street, Hood River, Oregon 97031
Tel: (503) 325-3322
E-Mail: info@kleinassoc.com



SHEET 3 OF 3

PROJECT: 120603X
FILE No: 120603
LAYOUT: JK
SURVEYED: CM-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 Oct 2012

End

argc

30 October 2012

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement is made between S.D.S. CO., L.L.C., a Washington limited liability company, dba Stevenson Land Company, PO Box 266, Bingen, Washington 98605 ("Stevenson Land Company") and Dennis Crow and Anita Gahimer Crow, 161 Fouts Road, Cook, Washington 98605-9052 ("Crow").

RECITALS

Stevenson Land Company and Crow each separately own properties that share common boundaries in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 23, Township 3 North, Range 9 East, Willamette Meridian, located in the County of Skamania, State of Washington.

A portion of the county roadway in the vicinity of the common boundaries of these properties (Cook-Underwood Road) has been relocated and reconstructed. As a result, legal descriptions referring to the previously existing roadway location as a landmark may be difficult to interpret or identify because of the alteration or removal of previously existing landmarks. Although the land ownerships of the respective parties to this Boundary Line Agreement have not changed, the parties desire to confirm common boundaries of their respective parcels by using references to the relocated roadway and using more accurate survey methods.

NOW, THEREFORE:

1. To affirm the location of the common boundaries of their respective parcels, Stevenson Land Company and Crow shall each execute and record quitclaim deeds, quitclaiming and releasing any interest in the other party's property in the vicinity of the common boundaries. The form of quitclaim deeds including legal descriptions, are attached hereto as Exhibits A and B.
2. There is no consideration for these transfers other than the parties' mutual intention to clarify the boundaries of their abutting properties using more accurate legal descriptions. The parties shall each bear their own costs with respect to this Boundary Line Agreement and the recording of the respective quitclaim deed executed by that party.

Dated as of this 21st day of August, 2012.

**S.D.S. CO., L.L.C., dba
Stevenson Lumber Company**

By: Wallace E. Stevenson

Wallace E. Stevenson, President

CROW:

Dennis Crow

Anita Gahimer Crow