

RETURN ADDRESS

John Hadley  
10315 NE 25<sup>th</sup> Street  
Vancouver, WA 98664

REAL ESTATE EXCISE TAX

29990  
MAR 25 2013

Document Title(s): Quit Claim Deed <sup>PAID exempt</sup>  
Reference No: AFN #2013000201 <sup>Wendy Chelland, Clerk</sup>  
Grantor(s): Donna M. Pearson <sup>SKAMANIA COUNTY TREASURER</sup>  
Grantee(s): John S. Hadley, Jr.  
Serial Nos: 01060500010000 and 02063200130000  
Legal Desc: SE ¼ Sec 32-2-6 EWM and NE ¼ Sec 5-1-6 EWM  
*M*

COMMENTS: **Re-record to correct legal description.**

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 provided herein.

**I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.**

\_\_\_\_\_  
Signature of Requesting Party

When recorded return to:

John Hadley  
10315 NE 25<sup>th</sup> Street  
Vancouver, WA 98664

Document: Quit Claim Deed  
Grantor: Donna M. Pearson  
Grantee: John S. Hadley, Jr.  
Legal Desc.: SE ¼ Sec 32-2-6 EWM and NE ¼ Sec 5-1-6 EWM  
Serial Nos. 010605000100<sup>65</sup> and 020632001300<sup>65</sup>

### QUIT CLAIM DEED

THE GRANTOR(S), **DONNA M. PEARSON**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quit claims to **JOHN S. HADLEY, JR., a married man in his individual capacity**, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) herein:

SEE ATTACHED EXIBITS "A" and "B".

**REAL ESTATE EXCISE TAX**

29921

JAN 31, 2013

Dated: 1-9, 2013

PAID

Exempt

*John S. Hadley, Jr. Deputy*  
SKAMANIA COUNTY TREASURER

*Donna M. Pearson*  
Donna M. Pearson

Planning Department - Exemption over  
approved by *gp 1/31/13*

QCD Pearson to Hadley Page 1

STATE OF WASHINGTON

ss.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Donna M. Pearson is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01/09/2013

*Daniel Renton*

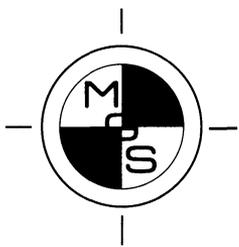
Notary name printed or typed:  
Notary Public in and for the State of WASHINGTON  
Residing at VANCOUVER,  
My appointment expires: 11/15/2014

NOTARY PUBLIC  
STATE OF WASHINGTON  
DANIEL RENTON  
MY COMMISSION EXPIRES  
NOVEMBER 15, 2014

Unofficial Copy

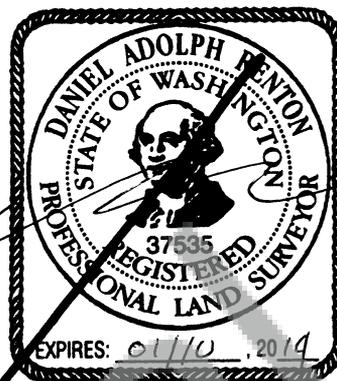
Planning Department - Exemption over  
20 acres approved by: 901/21/13

QCD Pearson to Hadley Page 2



**MINISTER-GLAESER  
SURVEYING INC.**

**(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661**



**JANUARY 9, 2013**

**EXHIBIT A**

**ADJUSTED  
TAX LOT 100**

A parcel of land located in a portion of Government Lots 7 and 8 in the Northeast Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 6 East, Willamette Meridian and also in a portion of the Southeast Quarter of the Southeast Quarter of Section 32, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington;

**COMMENCING** at the Northeast corner of Section 5, Township 1 North, Range 6 East, said point also being the Southeast corner of Section 32, Township 2 North, Range 6 East;

Thence North 89°10'23" West, along the South line of the Southeast Quarter of Section 32 for a distance of 1317.36 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said South line, South 57°32'03" West, for a distance of 1157.81 to the Northwest corner of that certain tract of land conveyed to Donna M. Pearson by deed recorded in Book 240, Page 167, records of said county;

Thence South 01°52'48" West, along the West line of the said Pearson tract for a distance of 219.03 feet to the Southwest corner of said Pearson tract, said point also being on the North Right-of-Way Line of State Route 14;

Thence leaving said West line of the Pearson tract and continuing, North 66°25'52" East, along said North Right-of-Way Line for a distance of 620.26 feet to the beginning of a 2914.79 foot radius tangent curve to the right;

Planning Department - Exemption over  
200000 approved by: *gd 1/21/13*

Thence continuing along said Right-of-Way Line, along the arc of said 2914.79 foot radius tangent curve to the right for an arc distance of 295.08 feet, through a central angle of 5°48'01" the long chord of which bears North 69°19'52" East, for a distance of 294.95 feet;

Thence continuing along said North Right-of-Way Line, North 72°13'52" East for a distance of 765.10 feet to the beginning of a 1004.93 foot radius curve to the right;

Thence continuing along said Right-of-Way Line, along the arc of said 1004.93 foot radius tangent curve to the right, for an arc distance of 182.18 feet, through a central angle of 10°23'14", the long chord of which bears North 77°25'28" East, for a distance of 181.93 feet;

Thence leaving said North Right-of-Way Line of State Route 14, North 00°30'32" East, parallel with the East line of said Southeast Quarter of Section 32, for a distance of 617.13;

Thence North 89°10'23" West, parallel with the South line of said Southeast Quarter of Section 32, for a distance of 763.53 feet to the West line of said Southeast Quarter;

Thence South 01°11'45" West, along said West line, for a distance of 413.01 feet, to the **TRUE POINT OF BEGINNING**.

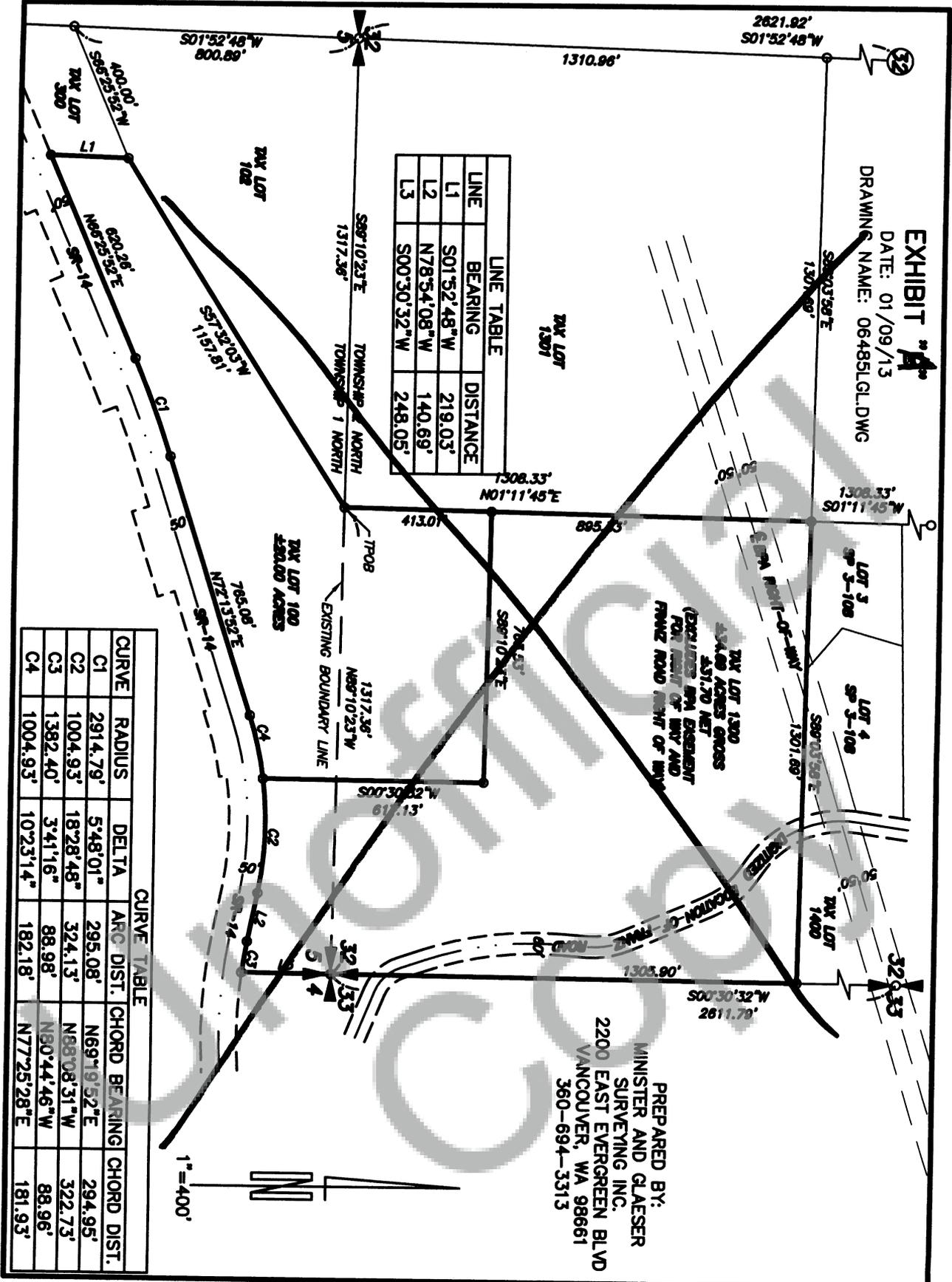
**CONTAINING:** 20.00 acres of land, more or less

**TOGETHER WITH AND SUBJECT TO:** easements, reservations, covenants and restrictions apparent or of record.

**BASIS OF BEARING:** Record of Survey, Auditors File Number #2006161074

Skamania County Assessor  
Date 1-31-13 Parcel 2-6-32-1300

Planning Department - Exemption over  
20 years approved by: gd 1/21/13



**EXHIBIT #1**

DATE: 01/09/13  
DRAWING NAME: 06485LGL.DWG

LINE	BEARING	DISTANCE
L1	S01°52'48"W	219.03'
L2	N78°54'08"W	140.69'
L3	S00°30'32"W	248.05'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	2914.79'	5°48'01"	295.08'	N69°19'52"E	294.95'
C2	1004.93'	18°28'48"	324.13'	N88°08'31"W	322.73'
C3	1382.40'	3°41'16"	88.98'	N80°44'46"W	88.96'
C4	1004.93'	10°23'14"	182.18'	N77°25'28"E	181.93'

PREPARED BY:  
MINISTER AND GLAESER  
SURVEYING INC.  
2200 EAST EVERGREEN BLVD  
VANCOUVER, WA 98661  
360-694-3313



TAX LOT 1300  
54.68 ACRES GROSS  
431.70 NET  
(EXCLUDES FROM EASEMENT  
FOR RIGHT OF WAY AND  
FRONT ROAD RIGHT OF WAY)

TAX LOT 100  
230.00 ACRES

TOWNSHIP 2 NORTH  
TOWNSHIP 1 NORTH

EXISTING BOUNDARY LINE

PROB

32°13'3"

32°13'3"

32°13'3"

32°13'3"

32°13'3"

32°13'3"

32°13'3"

32°13'3"

32°13'3"

32°13'3"

**AFFIDAVIT TO ACCOMPANY EXCISE AFFIDAVIT**

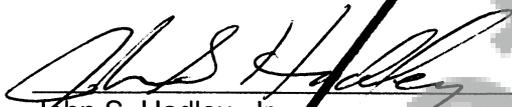
Serial Nos. 010605000100 and 020632001300  
Skamania County, WA

John S. Hadley Jr., a married man in his separate capacity, and Donna M. Pearson, together own the two parcels described above. Hadley owns an undivided two-thirds (2/3<sup>rd</sup>) interest in both parcels, and Pearson owns an undivided one-third (1/3<sup>rd</sup>) interest in both parcels.

Hadley and Pearson have gone through the Skamania County Planning review process which has allowed them to increase the area of serial no. 010605000100 to 20 acres, with a corresponding decrease in the area of serial no. 020632001300. After the adjustment, both parcels will be recognized as legal lots of record by Skamania County, in accordance with the approval given under case file NSA-10-15, dated June 4, 2012.

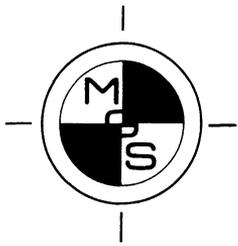
In the process of accomplishing the boundary line adjustment, both parties wish to separate their interests, so that each party owns 100% of their respective parcel after the adjustment. Hadley has agreed to Quit Claim his interest in adjusted serial no. 010605000100 to Pearson, and Pearson has agreed to Quit Claim her one-third interest in adjusted serial no. 020632001300 to Hadley. There is no consideration as part of these conveyances.

Dated: 1-9 \_\_\_\_\_, 2013

  
\_\_\_\_\_  
John S. Hadley, Jr.

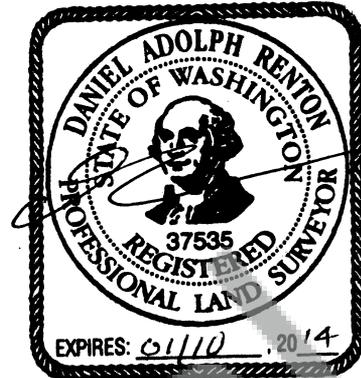
  
\_\_\_\_\_  
Donna M. Pearson

UNOFFICIAL COPY



**MINISTER-GLAESER  
SURVEYING INC.**

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VANCOUVER, WA 98661**



**JANUARY 9, 2013**

**EXHIBIT A**

**ADJUSTED  
TAX LOT 1300**

A parcel of land located in a portion of Government Lots 7 and 8 in the Northeast Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 6 East, Willamette Meridian and also in a portion of the Southeast Quarter of the Southeast Quarter of Section 32, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington;

**COMMENCING** at the Northeast corner of Section 5, Township 1 North, Range 6 East, said point also being the Southeast corner of Section 32, Township 2 North, Range 6 East;

Thence North 89°10'23" West, along the South line of said Southeast Quarter of Section 32, for a distance of 1317.36 feet to the Southeast corner of said Southeast Quarter;

Thence leaving said South line, North 01°11'45" East, along the West line of said Southeast Quarter for a distance of 413.01 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said West line, North 01°11'45" East, for a distance of 895.33 feet to the Northwest corner of said Southeast Quarter;

Thence leaving said West line, South 89°03'58" East, along the North line of said Southeast Quarter, for a distance of 1301.69 feet to the Northeast corner thereof;

Thence leaving said North line, South 00°30'32" West, along the East line of said Southeast Quarter, for a distance of 1305.90 feet to the Southeast corner thereof;

Thence South 00°30'32" West, along the South extension of said East line, for a distance of 248.05 feet, to a point on the North Right-of-Way Line of State Route 14, said point being on a 1382.40 foot radius non-tangent curve to the right;

Thence leaving South extension of said East line, along said Right-of-Way Line, along the arc of said 1382.40 foot radius non tangent curve to the right, for an arc distance of 88.48 feet, through a central angle of 03°41'16", the radius of which bears North 07°24'36" East, the long chord of which bears North 80°44'46" West, for a distance of 88.96 feet;

Thence continuing along said North Right-of-Way Line, North 78°54'08" West, for a distance of 140.69 feet to the beginning of a 1004.93 foot radius tangent curve to the left;

Thence continuing along said Right-of-Way line, along the arc of said 1004.93 foot radius tangent curve to the left, for an arc distance of 324.13 feet through a central angle of 18°28'48", the long chord of which bears North 88°08'31" West for a distance of 322.73 feet;

Thence leaving said North Right-of-Way, North 00°30'32" East, parallel with the East line of said Southeast Quarter of Section 32, for a distance of 617.13 feet;

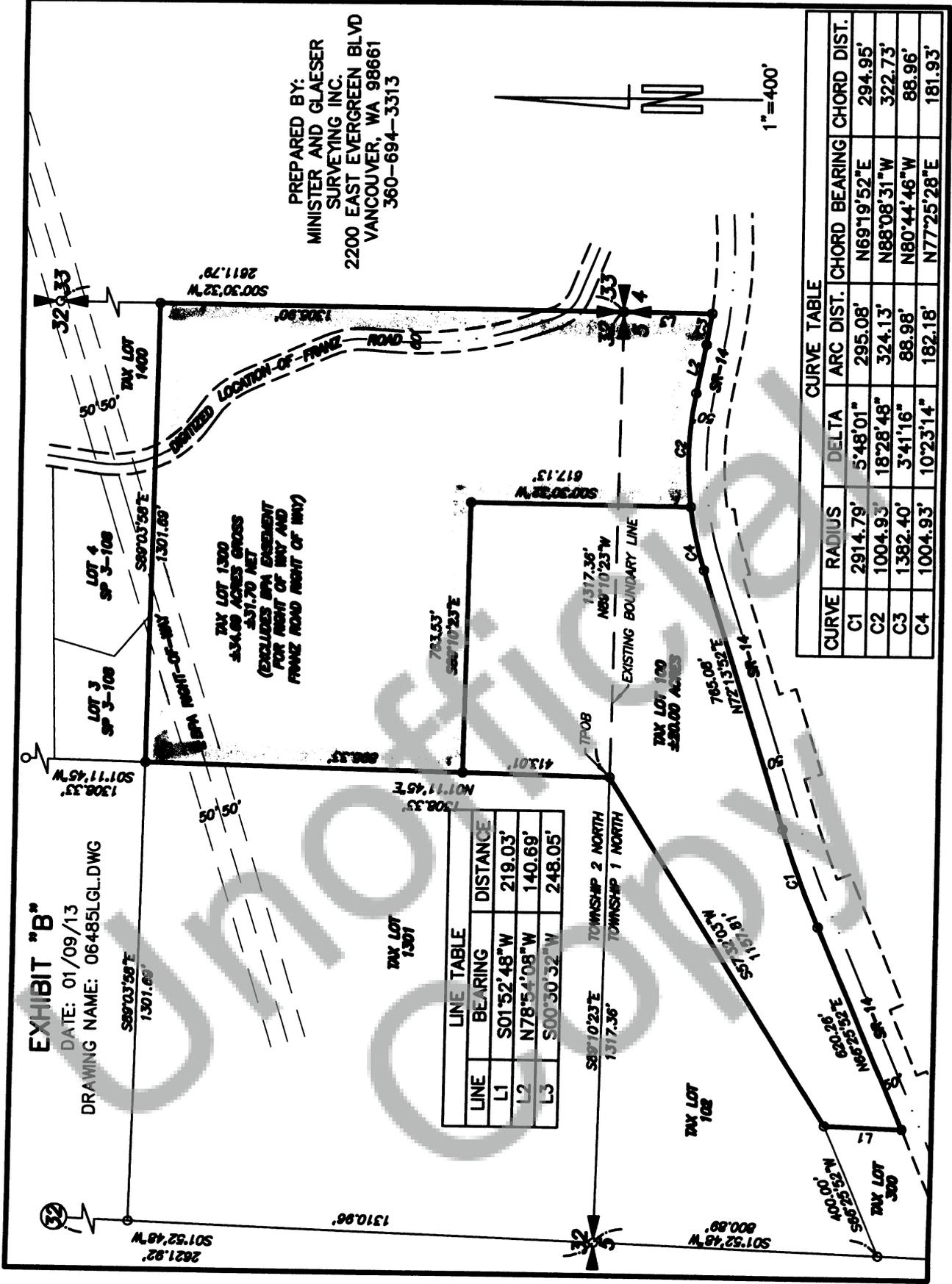
Thence North 89°10'23" West, parallel with the South line of said Southeast Quarter of Section 32, for a distance of 763.53 feet to the **TRUE POINT OF BEGINNING.**

**CONTAINING:** 34.69 acres gross and 31.70 acres net of land, more or less

**TOGETHER WITH AND SUBJECT TO:** easements, reservations, covenants and restrictions apparent or of record.

**BASIS OF BEARING:** Record of Survey, Auditors File Number #2006161074

Skamania County Assessor  
Date 3-25-13 Parcel# 2-6-32-0-0-1300  
1-6-5-0-0-100  
Jm



**EXHIBIT "B"**

DATE: 01/09/13  
DRAWING NAME: 06485LGL.DWG

PREPARED BY:  
MINISTER AND GLAESER  
SURVEYING INC.  
2200 EAST EVERGREEN BLVD  
VANCOUVER, WA 98661  
360-694-3313

LINE	BEARING	DISTANCE
L1	S01°52'48"W	219.03'
L2	N78°54'08"W	140.69'
L3	S00°30'32"W	248.05'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	2914.79'	5°48'01"	295.08'	N69°19'52"E	294.95'
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C3	1382.40'	3°41'16"	88.98'	N80°44'46"W	88.96'
C4	1004.93'	10°23'14"	182.18'	N77°25'28"E	181.93'

1"=400'



TAX LOT 1300  
434.08 ACRES GROSS  
431.70 NET  
(EXCLUDES EPA BASEMENT  
FOR RIGHT OF WAY AND  
FRANZ ROAD RIGHT OF WAY)

DESIGNATED LOCATION OF FRANZ ROAD

EXISTING BOUNDARY LINE

TAX LOT 100  
420.00 ACRES

TAX LOT 102

TAX LOT 300

TAX LOT 309

TAX LOT 310

TAX LOT 311

TAX LOT 312

TAX LOT 313

TAX LOT 314

TAX LOT 315

TAX LOT 316

TAX LOT 317

TAX LOT 318

TAX LOT 319

TAX LOT 320

TAX LOT 321

TAX LOT 322

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TAX LOT 400