

After recording, return to:

ROY D. PYATT
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

REAL ESTATE EXCISE TAX

30232
AUG 14 2013

PAID exempt
Valerie Chelland
SKAMANIA COUNTY TREASURER

Tax Lot: A Portion of 03073514010000 *AUP* Space Above for Recording Information Only
Section 35, T3N, R7 E.W.M.

STATUTORY WARRANTY DEED / BOUNDARY LINE ADJUSTMENT

1. **PARTIES:** GRANTOR, SKAMANIA COUNTY ("COUNTY"); and

GRANTEE, MARK ANDERSON and LYNNE ANDERSON,
husband and wife ("ANDERSON").

2. **RECITALS:**

2.1 The Grantor, SKAMANIA COUNTY is the owner of certain real property located in Skamania County, Washington, and more particularly described in the attached Exhibit "A", incorporated by reference herein and hereafter referred to as the "COUNTY PROPERTY".

2.2 ANDERSON is the owner of certain real property located in Skamania County, Washington, and more particularly described in the attached Exhibit "B", incorporated by reference herein and hereafter referred to as the "ANDERSON PROPERTY".

2.3 The COUNTY PROPERTY shares a common boundary with the ANDERSON PROPERTY.

2.4 COUNTY wishes to convey certain property to ANDERSON in the form of a boundary line adjustment.

2.5 It is the parties' intention that these Recitals be and are a part of this Agreement.

3. **BOUNDARY LINE ADJUSTMENT:** In consideration of the sum of \$103,000, and for the mutual benefits contained herein, the parties agree as follows:

Planning Department - BLA Approved By: *KW 8/13/2013*

3.1 COUNTY hereby warrants and conveys to ANDERSON that portion of the COUNTY PROPERTY described as follows, which shall be added to and become part of the ANDERSON PROPERTY:

The portion of the following parcel that lies south of the gas line easement bisecting such parcel in an east-west direction, which easement was granted to Pacific Northwest Pipeline Company and recorded in Page 460 of Book 40, records of Skamania County, Washington on January 4, 1955:

Skamania County Assessor
Date 8/13/13 Parcel 27 of 3-7-35-14-100-00

A tract of land in the Northeast quarter of the Southeast quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, County of Skamania and State of Washington, more particularly described as follows:

Beginning at the quarter corner on the East side of Section 35, Township 3 North, Range 7 East of the Willamette Meridian; thence West 660 feet; thence South 1186.7 feet to center of Rock Creek; thence downstream along the center of Rock Creek as follows: North 78°22' East, a distance of 201.9 feet; North 64°30' East, a distance of 160.7 feet; North 43°24' East, a distance of 243.1 feet; North 45°03' East, a distance of 212.1 feet to the section line running North and South between Sections 35 and 36, Township 3 North, Range 7 East of the Willamette Meridian; thence North along said section line 750.3 feet to the point of beginning.

EXCEPTING THEREFROM, that portion taken by the United States of America by declaration of taking, recorded February 6, 1939 in Book 27, Page 315, Auditors File No. 26971, Skamania County Deed Records.

3.2 Grantees, for themselves, their heirs, assigns and successors-in-interest, hereby agree to hold Grantor and Grantor's agents, elected and appointed officials, employees, principals and volunteers harmless from any and all liability relating to the presence of Hazardous Materials on the Property that was the result of the County's activities that occurred on the Property on or before closing.

3.3 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

/// Planning Department - BLA Approved By: KW 8/13/2013
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County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Planning Department - BLA Approved By: KW
8/13/2013

SKAMANIA COUNTY, Grantor

8/12/2013

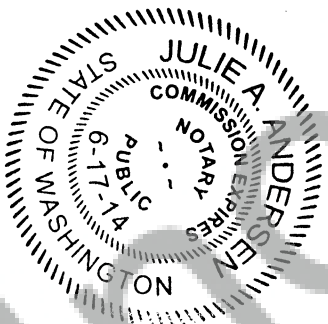
Date

[Signature]
By: CHRISTOPHER BRONG, duly
authorized Skamania County
Commissioner

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that Christopher Brong is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the duly authorized Skamania County Commissioner, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 12, 2013.



[Signature]
NOTARY PUBLIC for the State of Washington,
Residing in the County of Skamania
My Commission Expires: June 17, 2014

13 August 2013
Date


MARK ANDERSON, Grantee

STATE OF WASHINGTON)
) ss.
County of Skamania)


I certify that I know or have satisfactory evidence that Mark Anderson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 13, 2013.

**NOTARY PUBLIC
STATE OF WASHINGTON
CINDY J. BAKE
My Appointment Expires March 7, 2015**

Cindy J Bake
NOTARY PUBLIC for the State of Washington,
Residing in the County of Columbia
My Commission Expires: 3/7/15

8/13/13
Date


LYNNE ANDERSON, Grantee

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory evidence that Lynne Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 13, 2013.

**NOTARY PUBLIC
STATE OF WASHINGTON
CINDY J. BAKE
My Appointment Expires March 7, 2015**

Cindy J Bake
NOTARY PUBLIC for the State of Washington,
Residing in the County of Columbia
My Commission Expires: 3/7/15

EXHIBIT A

Beginning at the quarter corner on the East side of Section 35, Township 3 North, Range 7 East of the Willamette Meridian; thence West 660 feet; thence south 1186.7 feet to center of Rock Creek; thence downstream along the center of Rock Creek as follows:

North 78 deg. 22 min. East 201.9 feet; North 64 deg. 30 min. East 160.7 feet; North 43 deg. 24 min. East 243.1 feet; North 45 deg. 03 min. East 212.1 feet to the section line running North and South between Sections 35 and 36, Township 3 North, Range 7 East of the Willamette Meridian; thence North along said section line 750.3 feet to the point of beginning, EXCEPTING THEREFROM, that portion taken by the United States of America by declaration of taking, recorded February 6, 1939 in Book 27, Page 315, Auditor's File No. 26971, Skamania County Deed Records.

EXHIBIT B

A tract of land in the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 7 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the J. Neyland Short Plat, recorded in Book 2 of Short Plats, Page 201, Skamania County Records.

Unofficial
Copy