

After recording, return to:
Stephen and Georgia Jacobs
PO Box 760 Carson, WA 98610

REAL ESTATE EXCISE TAX

30565
MAR 10 2014
PAID # 438.30
Vicky Chelland
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

Tax Lot:
The Portion of Parcel No.04-07-27-0-0-1500, Section 27, T4N, R7 E.W.M that lies north of Trout Creek & adjoins Parcel No. 04-07-27-0-0-1400, Section 27, T4N, R7 E.W.M,
And The Portion of Parcel No.04-07-26-0-0-0600, Section 26, T4N, R7 E.W.M that lies north of Trout Creek & adjoins Parcel No.04-07-27-0-0-1500,
To Parcel No. 04-07-27-0-01400, Section 27, T4N, R7 E.W.M

QUIT CLAIM DEED / BOUNDARY LINE ADJUSTMENT

1. **PARTIES:** GRANTOR, NATALIE K. ARNDT, a Single Woman, and
GRANTEE, STEPHEN J. JACOBS and GEORGIA M. JACOBS,
Husband and Wife
2. **RECITALS:**
- 2.1 The Grantor, Natalie K. Arndt, is the owner of certain real property located in Skamania County, Washington, known as:
- A- Tax Lot Parcel No. 04-07-27-0-0-1500, Section 27, T4N, R7 E.W.M, and more particularly described in the attached Exhibit "A", incorporated by reference herein and hereafter referred to as Parcel 1 and,
- B- Tax Lot Parcel No. 04-07-26-3-0-0600, Section 26, T4N, R7 E.W.M, and more particularly described in the attached Exhibit "B", incorporated by reference herein and hereafter referred to as Parcel 2.
- 2.2 The Grantee, Stephen and Georgia Jacobs, is the owner of certain real property located in Skamania County, Washington, known as Tax Lot, Parcel No. 04-07-27-0-0-1400, Section 27, T4N, R7 E.W.M, and more particularly described in the attached Exhibit "C", incorporated by reference herein and hereafter referred to as Parcel 3.
- 2.3 Parcels 1 and 2 share a common boundary with Parcel 3.
- 2.4 Grantor wishes to convey certain property to Grantee 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 \$28,320 for this boundary line adjustment and for the mutual benefits contained herein, Grantor and Grantee agree as follows:

3.1 Grantor hereby conveys and quitclaims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Skamania and State of Washington. That portion of Grantor's property described as follows shall be added to and become part of Grantee's property:

A tract of land in the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian in the County Skamania and State of Washington, described as follows:

Beginning at a brass cap monumenting the quarter corner on the east line of said Section 27; thence South 89°48'12" West along the north line of said southeast quarter a distance of 200 feet to the southeast corner of the land described as parcel 2 of Skamania County Deed of record instrument #2006164213 conveyed to the Trout Creek Cabin Irrevocable Trust. Thence South 00°48'20" East a distance of 50.61 feet, more or less, to the thread of Trout Creek; thence southeasterly along said thread a distance of 215 feet to the east line of said Section 27; thence North 00°48'20" West along said section line a distance of 129.00 feet, more or less, to the point of beginning.

Contains 0.41 Acres, more or less

Together with a tract of land in the northwest quarter of the northwest quarter of the southwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian in the County Skamania and State of Washington, described as follows:

Beginning at a brass cap monumenting the quarter corner on the west line of said Section 26; thence South 00°48'20" East along the west line of said Section 26 a distance of 129.00 feet, more or less, to the thread of Trout Creek; thence along said thread in a southeasterly direction to the intersection point of said thread and a line which bears South 00°44'29" East from a 5/8" iron rod marked "Terra, L.S. 18731" found on the north line of said Quarter of Section 26; thence North 00°44'29" West a distance of 231.99 feet to said iron rod; thence North 89°42'07" West along the north line of said quarter of Section 26 a distance of 336.06 feet to the point of beginning.

Contains 1.39 Acres, more or less

Planning Department - BLA Approved By:

1-23-14

3.2 The Grantee's property (1400), which is known as Tax Lot, Parcel No. 04-07-27-0-0-1400, Section 27, T4N, shall now be described as follows:

A tract of land in the southeast quarter of the southeast quarter of the northeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian in the County Skamania and State of Washington, described as follows:

Beginning at the Quarter corner of the East line of the said Section 27; thence West along the South line of Northeast quarter of said Section 27 a distance of 200 feet; thence North 220 feet; thence East 200 feet; then South 220 feet to the point of beginning.

Together with a tract of land in the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian in the County Skamania and State of Washington, described as follows:

Beginning at a brass cap monumenting the quarter corner on the east line of said Section 27; thence South 89°48'12" West along the north line of said southeast quarter a distance of 200 feet to the southeast corner of the land described as parcel 2 of Skamania County Deed of record instrument #2006164213 conveyed to the Trout Creek Cabin Irrevocable Trust. Thence South 00°48'20" East a distance of 50.61 feet, more or less, to the thread of Trout Creek; thence southeasterly along said thread a distance of 215 feet to the east line of said Section 27; thence North 00°48'20" West along said section line a distance of 129.00 feet, more or less, to the point of beginning.

Together with a tract of land in the northwest quarter of the northwest quarter of the southwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian in the County Skamania and State of Washington, described as follows:

Beginning at a brass cap monumenting the quarter corner on the west line of said Section 26; thence South 00°48'20" East along the west line of said Section 26 a distance of 129.00 feet, more or less, to the thread of Trout Creek; thence along said thread in a southeasterly direction to the intersection point of said thread and a line which bears South 00°44'29" East from a 5/8" iron rod marked "Terra, L.S. 18731" found on the north line of said Quarter of Section 26; thence North 00°44'29" West a distance of 231.99 feet to said iron rod; thence North 89°42'07" West along the north line of said quarter of Section 26 a distance of 336.06 feet to the point of beginning.


Contains 2.8 acres, more or less

Excepting therefrom the land within public right of ways.

3.3 The Grantor's property (1500), which is known as Tax Lot, Parcel No. 04-07-27-0-0-1500, Section 27, T4N, shall now be described as follows:

The east half of the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian.

Together with a tract of land north 141.48 feet of the east half of the southeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian.

Excepting therefrom a tract of land in the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian, described as follows: 

Commencing at a brass cap monumenting the quarter corner on the east line of said Section 27; thence South 89°48'12" West along the north line of said southeast quarter a distance of 200 feet to the point of beginning of the following described tract of land:

Thence continuing along said north line a distance of 129.00 feet, more or less, to a point in the thread of Trout Creek, said point measures North 00°53'52" West a distance of 20 feet from a brass screw with washer, L.S. 43141, thence along said thread in a southeasterly direction a distance of 140.00 feet, more or less, to the intersection point of said thread and a line which bears South 00°48'20" East from the point of beginning, said line is parallel to the east line of Section 27; thence North 00°48'20" West a distance of 50.61 feet, more or less, to the point of beginning of this description.

Excepting therefrom a tract of land in the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a brass cap monumenting the quarter corner on the east line of said Section 27; thence South 89°48'12" West along the north line of said southeast quarter a distance of 200 feet to the southeast corner of the land described as parcel 2 of Skamania County Deed of record instrument #2006164213 conveyed to the Trout Creek Cabin Irrevocable Trust.

Thence South 00°48'20" East a distance of 50.61 feet, more or less, to the thread of Trout Creek; thence southeasterly along said thread a distance of 215 feet to the east line of said Section 27; thence North 00°48'20" West along said section line a distance of 129.00 feet, more or less, to the point of beginning.

Contains 5.55 acres, more or less

Excepting therefrom the land within public right of ways.

3.4 The Grantor's property (0600), which is known as Tax Lot, Parcel No. 04-07-27-0-0-0600, Section 26, T4N, shall now be described as follows:

The West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian,

Excepting therefrom a tract of land beginning at a brass cap monumenting the quarter corner on the west line of said Section 26; thence South 00°48'20" East along the west line of said Section 26 a distance of 129.00 feet, more or less, to the thread of Trout Creek; thence along said thread in a southeasterly direction to the intersection point of said thread and a line which bears South 00°44'29" East from a 5/8" iron rod marked "Terra, L.S. 18731" found on the north line of said Section 26; thence North 00°44'29" West a distance of 231.99 feet to said iron rod; thence North 89°42'07" West along the north line of said quarter of Section 26 a distance of 336.06 feet to the point of beginning.

Contains 3.61 acres more or less

Excepting therefrom the land within public right of ways.


3.5 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 conforming to the State of Washington and Skamania County Subdivision laws. 

Exhibit A

Tax Lot, Parcel No. 04-07-27-0-0-1500, Section 27, T4N, R7 E.W.M

The east half of the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian.

Together with a tract of land north 141.48 feet of the east half of the southeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian.

Excepting therefrom a tract of land in the northeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian, described as follows:

Commencing at a brass cap monumenting the quarter corner on the east line of said Section 27; thence South 89°48'12" West along the north line of said southeast quarter a distance of 200 feet to the point of beginning of the following described tract of land:

Thence continuing along said north line a distance of 129.00 feet, more or less, to a point in the thread of Trout Creek, said point measures North 00°53'52" West a distance of 20 feet from a brass screw with washer, L.S. 43141, thence along said thread in a southeasterly direction a distance of 140.00 feet, more or less, to the intersection point of said thread and a line which bears South 00°48'20" East from the point of beginning, said line is parallel to the east line of Section 27; thence North 00°48'20" West a distance of 50.61 feet, more or less, to the point of beginning of this description.

Contains 5.96 acres, more or less

Exhibit B

Tax Lot, Parcel No. 04-07-27-0-0-0600, Section 26, T4N, R7 E.W.M

The West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian.

Contains 5.0 acres, more or less

Exhibit C

Tax Lot, Parcel No. 04-07-27-0-0-1400, Section 27, T4N, R7 E.W.M

Parcel I

That portion of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as:

Beginning at the Quarter corner of the East line of the said Section 27; thence West along the South line of Northeast quarter of said Section 27 a distance of 100 feet to the True Point of Beginning; thence continuing West along said South Line 100 feet; thence North 220 feet; thence East 100 feet; then South 220 feet to the True Point of Beginning.

Parcel II


That portion of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 27,

Statutory Quitclaim Deed 1400, 1500 & 0600 (BLA- portions of Arndt tax lot 1500 & 0600 to Jacobs 1400)

Exhibit A, B & C- pg 2 of 2

Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as:

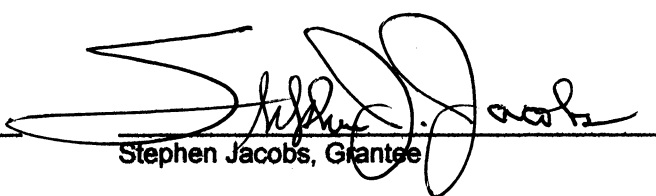
Beginning at the Quarter corner of the East line of the said Section 27; thence West along the South line of the Northeast quarter of the said Section 27 a distance of 100 feet; thence North 220 feet; thence East 100 feet to the East line of the said Section 27; then South 220 feet to the point of beginning.

Contains 1.0 acre, more or less  ~~Blanchard, Skamania Co., WA~~

Statutory Quitclaim Deed 1400, 1500 & 0600 (BLA- portions of Arndt tax lot 1500 & 0600 to Jacobs 1400)
Exhibit A, B & C- pg 2 of 2

Skamania County Assessor
Date 3-10-14 Parcel# 4-7-26-3-0-600 A portion of
4-7-27-0-0-1500 A portion of
YAM

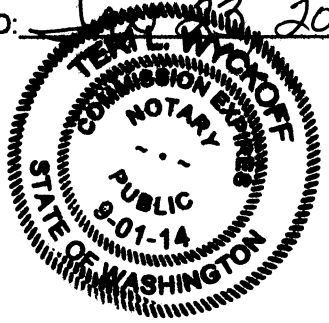
Unofficial Copy

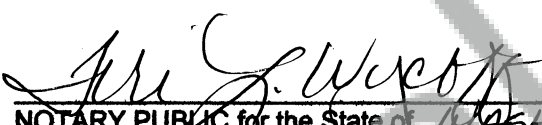
1/23/14
Date

Stephen Jacobs, Grantee

STATE OF WASHINGTON)
County of SKAMANIA) ss.

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

DATED: January 23, 2014, 2014.




NOTARY PUBLIC for the State of WASHINGTON
Residing in the County of SKAMANIA
My Commission Expires: 9-1-2014

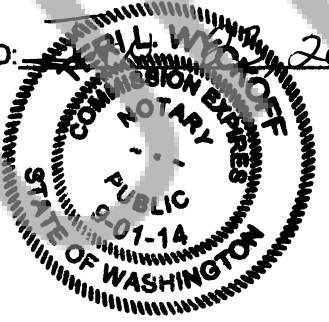
January 23, 2014
Date


Georgia Jacobs, Grantee

STATE OF WASHINGTON)
County of SKAMANIA) ss.

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

DATED: January 23, 2014, 2014.




NOTARY PUBLIC for the State of WASHINGTON
Residing in the County of SKAMANIA
My Commission Expires: 9-1-2014

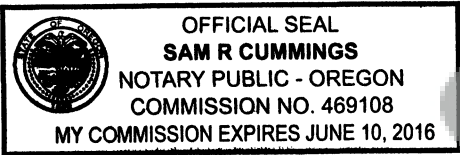
Jan. 9, 2014
Date

Natalie K. Arndt
Natalie K. Arndt, Grantor

STATE OF OREGON)
County of MULTNOMAH) ss.

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

DATED: JANUARY 9TH, 2014.



[Signature]
NOTARY PUBLIC for the State of OREGON
Residing in the County of MULTNOMAH
My Commission Expires: JUNE 10TH 2016