

When recorded return to:

Therese Wareham
280 Gropper Rd
Stevenson, WA 98648

QUIT CLAIM DEED

THE GRANTOR(S) *Brown, Cheryl L, Trustee*
Cheryl L. Brown Living Trust
for and in consideration of

BLA
in hand paid, conveys and quit claims to
Brown, Cheryl L, trustee
Cheryl L. Brown Living Trust

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 legal

REAL ESTATE EXCISE TAX
30704
JUN 12, 2014
AND *Exempt*
Audrey Farni Deputy

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):
0307362405-0000 *BN*

Dated: June 11, 2014

[Signature]
Trustee, Cheryl L Brown Estate

STATE OF
COUNTY OF

ss.

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

Dated: 6/11/14

Tad R. Schuldt

Notary name printed or typed: Tad R. Schuldt
Notary Public in and for the State of Washington
Residing at Lynnwood, WA
My appointment expires: 10/21/2017

Notary Public
State of Washington
TAD R. SCHULDT
MY COMMISSION EXPIRES
OCTOBER 21, 2017


LEGAL DESCRIPTION
ADJUSTED 03 07 36 24 0500 00

A tract of land located in Lot 8 of Stevenson Park Addition in the Henry Shepard D.L.C. in the southeast quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the City Of Stevenson, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at a ½" iron rod with yellow plastic cap marked "WYEAST PLS 29288" that bears 713.83 feet South and 50.00 feet East from the northwest corner of the Henry Shepard D.L.C.; thence North, parallel with the west line of said Shepard D.L.C. and with the west line of Lot 8 of Stevenson Park Addition, a distance of 36.12 feet; thence North 60° West, a distance of 49.65 feet to a point 7 feet East of the west line of said Lot 8; thence North, parallel with said west line, a distance of 163 feet, more or less, to the southerly right of way line of Gropper Road; thence southeasterly, along said southerly line to its intersection with the westerly right of way line of Kanaka Creek Road; thence southeasterly along said westerly line, to a similar ½" iron rod that bears North 77°42'01" East from the point of beginning; thence South 77°42'01" West, a distance of 236.38 feet to the point of beginning.

THIS BOUNDARY LINE ADJUSTMENT IS
 EXEMPT FROM CITY AND STATE PLATTING
 REQUIREMENTS AS PROVIDED BY RCW 58.17.040(6)



Skamania County Assessor
 Date 6-12-14 Parcel# 3-7-36-2-4-500




City of Stevenson
Official Decision

Cheryl Brown Trust
Boundary Line Adjustment (BLA2014-01)
6-7-2014

On May 15th, 2014, the City of Stevenson Planning Department received a proposal to adjust the boundary line separating Tax Parcel 03-07-36-24-0400 and Tax Parcel 03-07-36-24-0500, both owned by the Cheryl Brown Trust. The proposal is depicted in detail on

the survey recorded at AFN 2014 000 911.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2014-01).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval, the applicable legal documents transferring title, and the survey signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

Ben Shumaker
 Planning Director, City of Stevenson