

AFTER RECORDING MAIL TO:

Dean and Megan Busschau
2122 Mabee Mines Rd.
Washougal, WA 98671

QUIT CLAIM DEED


Parcel I

THE GRANTOR Dean Busschau
for and in consideration of Love and Affection
conveys and quits claim to Dean Busschau and Megan Busschau

The following described piece of tract of land, situated in the county of Skamania, State of Washington:

A portion of the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter of section 35, Township 2 North, Range 5 East, Willamette Meridian, described in the attached EXHIBIT "A" and depicted as PARCEL-1 in the attached EXHIBIT "C".

Containing 22.65 acres, more or less.

Planning Department - Exemption over
20 acres approved by: 
10-14-2014

Assessor's Property Tax Parcel Number: 02053500090200

The purpose of this deed is to create a parcel of more than 20 acres, 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 further segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Signed this 14 day of October, 2014

Skamania County Assessor
Date 10/15/14 Parcel # 2-5-35-902
6.S.



STATE OF WASHINGTON)
COUNTY OF Clark) ss.

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

Dated: 10/14/14

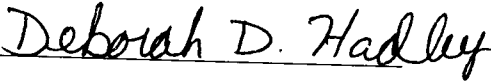
REAL ESTATE EXCISE TAX

30904
OCT 15, 2014

PAID

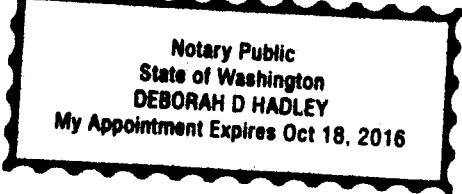
EXEMPT

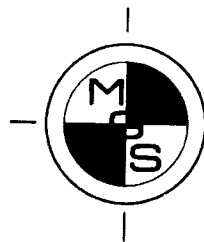

SKAMANIA COUNTY TREASURER



Notary Public in and for the State of Washington
Residing in Washougal
My appointment expires:

10/18/16



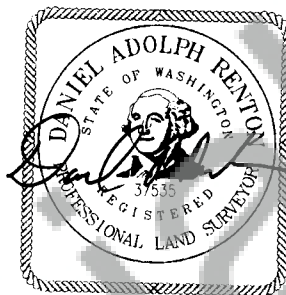


MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

OCTOBER 10, 2014

EXHIBIT "A"



PARCEL-1

A parcel of land located in a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of the "Busschau" parcel as described and recorded under Skamania County, Washington, Auditors File Number: 2009173132;

Thence South $00^{\circ}43'50''$ West, along the West line of the Southwest Quarter of the Northeast Quarter of said Section 35, for a distance of 784.01 feet to the Southwest corner thereof;

Thence South $00^{\circ}43'50''$ West, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 35, for a distance of 665.07 feet more or less to the center of "Canyon Creek" as digitized from the USGS DEM, Bridal Vail 7.5 Minute Quad Map;

Thence leaving the West line of the Northwest Quarter of the Southeast Quarter of said Section 35 and along the center of said "Canyon Creek" the following courses and distances, more or less;

Thence North $60^{\circ}00'23''$ East, for a distance of 890.89 feet;

Thence North $01^{\circ}48'24''$ East, for a distance of 219.10 feet;

Thence North 40°08'13" East, for a distance of 124.26 feet;

Thence North 40°08'13" East, for a distance of 119.69 feet;

Thence North 46°48'24" East, for a distance of 197.95 feet;

Thence North 64°02'12" East, for a distance of 219.83 feet;

Thence North 87°37'03" East, for a distance of 53.13 feet, more or less, to the North line of said "Busschau" parcel;

Thence leaving the center of said "Canyon Creek" North 74°29'28" West, for a distance of 1361.92 feet to the **POINT OF BEGINNING**;

CONTAINING: 22.65 acres, more or less.

BASIS OF BEARING: Survey recorded under Skamania County, Washington, Auditors File Number: 2010175202

TOGETHER with and **SUBJECT** to easements, reservations, covenants and restrictions apparent or of record

SUBJECT to a Non-Exclusive Perpetual Ingress, Egress and Utility Easement as delineated on Survey recorded under Skamania County, Washington, Auditors File Number: 2010175202

SUBJECT to the following described Non-Exclusive Perpetual Ingress, Egress and Utility Easement

A 20 foot wide (10 feet either side of centerline) Non-Exclusive Perpetual Ingress, Egress and Utility Easement located over, under and across the following 20 foot strip of land in a portion of the Southwest Quarter of the Northeast Quarter of Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the centerline of said easement described as follows;

COMMENCING at the Northwest corner of the "Busschau" parcel as described and recorded under Skamania County, Washington, Auditors File Number: 2009173132;

Thence South 74°29'28" East, along the North line of said "Busschau" parcel, for a distance of 65.00 feet to the **TRUE POINT OF BEGINNING** of said centerline description;

Thence leaving said North line and along said centerline the following courses and distance;

Thence South $00^{\circ}43'50''$ West, parallel with the West line of said "Busschau" parcel, for a distance of 14.65 feet to the beginning of a 45.00 foot radius tangent curve to the left;

Thence along the arc of a 45.00 foot radius tangent curve to the left, for an arc distance of 59.08 feet; through a central angle of $75^{\circ}13'18''$, the radius of which bears South $89^{\circ}16'10''$ East, the long chord of which bears South $36^{\circ}52'49''$ East, for a chord distance of 54.93 feet;

Thence South $79^{\circ}29'28''$ East, parallel with the North line of said "Busschau" parcel, for a distance of 61.74 feet to the beginning of a 20.00 foot radius tangent curve to the right;

Thence along the arc of a 20.00 foot radius tangent curve to the right, for an arc distance of 23.18 feet; through a central angle of $66^{\circ}24'00''$, the radius of which bears South $15^{\circ}30'32''$ West, the long chord of which bears North $41^{\circ}17'28''$ West, for a chord distance of 21.90 feet;

Thence South $08^{\circ}05'28''$ East, for a distance of 14.06 feet to the beginning of a 20.00 foot radius tangent curve to the right;

Thence along the arc of a 20.00 foot radius tangent curve to the right, for an arc distance of 16.15 feet; through a central angle of $46^{\circ}15'32''$, the radius of which bears South $81^{\circ}54'32''$ West, the long chord of which bears South $15^{\circ}02'18''$ West, for a chord distance of 15.71 feet;

Thence South $38^{\circ}10'04''$ West, for a distance of 56.65 feet to the beginning of a 110.00 foot radius tangent curve to the left;

Thence along the arc of a 110.00 foot radius tangent curve to the left, for an arc distance of 147.53 feet; through a central angle of $76^{\circ}50'40''$, the radius of which bears South $51^{\circ}49'56''$ East, the long chord of which bears South $00^{\circ}15'16''$ East, for a chord distance of 136.72 feet;

Thence South $38^{\circ}40'36''$ East, for a distance of 108.93 feet to the beginning of a 50.00 foot radius tangent curve to the left;

Thence along the arc of a 50.00 foot radius tangent curve to the left, for an arc distance of 6.86 feet; through a central angle of $07^{\circ}51'56''$, the radius of which bears North $51^{\circ}19'24''$ East, the long chord of which bears South $42^{\circ}36'34''$ East, for a chord distance of 6.86 feet;

Thence South $46^{\circ}32'32''$ East, for a distance of 45.43 feet to the beginning of a 50.00 foot radius tangent curve to the left;

Thence along the arc of a 50.00 foot radius tangent curve to the left, for an arc distance of 6.15 feet; through a central angle of $07^{\circ}03'09''$, the radius of which bears North $43^{\circ}27'28''$ East, the long chord of which bears South $50^{\circ}04'07''$ East, for a chord distance of 6.15 feet;

Thence South $53^{\circ}35'41''$ East, for a distance of 61.76 feet to the beginning of a 110.00 foot radius tangent curve to the right;

Thence along the arc of a 110.00 foot radius tangent curve to the right, for an arc distance of 45.84 feet; through a central angle of $23^{\circ}52'36''$, the radius of which bears South $36^{\circ}24'19''$ West, the long chord of which bears South $41^{\circ}39'23''$ East, for a chord distance of 45.51 feet;

Thence South $29^{\circ}43'06''$ East, for a distance of 79.47 feet to the beginning of a 75.00 foot radius tangent curve to the left;

Thence along the arc of a 75.00 foot radius tangent curve to the left, for an arc distance of 83.94 feet; through a central angle of $64^{\circ}07'37''$, the radius of which bears North $60^{\circ}16'54''$ East, the long chord of which bears South $61^{\circ}46'54''$ East, for a chord distance of 79.63 feet;

Thence North $86^{\circ}09'18''$ East, for a distance of 86.08 feet to the beginning of a 160.00 foot radius tangent curve to the right;

Thence along the arc of a 160.00 foot radius tangent curve to the right, for an arc distance of 73.57 feet; through a central angle of $26^{\circ}20'40''$, the radius of which bears South $03^{\circ}50'42''$ East, the long chord of which bears South $80^{\circ}40'22''$ East, for a chord distance of 72.92 feet;

Thence South $67^{\circ}30'02''$ East, for a distance of 26.77 feet to the beginning of a 100.00 foot radius tangent curve to the left;

Thence along the arc of a 100.00 foot radius tangent curve to the left, for an arc distance of 52.09 feet; through a central angle of $29^{\circ}50'40''$, the radius of which bears North $22^{\circ}29'58''$ East, the long chord of which bears South $82^{\circ}25'22''$ East, for a chord distance of 51.50 feet;

Thence North $82^{\circ}39'18''$ East, for a distance of 36.38 feet to the beginning of a 110.00 foot radius tangent curve to the right;

Thence along the arc of a 110.00 foot radius tangent curve to the right, for an arc distance of 76.89 feet; through a central angle of $40^{\circ}03'02''$, the radius of which bears South $07^{\circ}20'42''$ East, the long chord of which bears South $77^{\circ}19'11''$ East, for a chord distance of 75.34 feet;

Thence South $57^{\circ}17'40''$ East, for a distance of 36.90 feet to the beginning of a 70.00 foot radius tangent curve to the left;

Thence along the arc of a 70.00 foot radius tangent curve to the left, for an arc distance of 19.34 feet; through a central angle of $15^{\circ}49'41''$, the radius of which bears North $32^{\circ}42'20''$ East, the long chord of which bears South $65^{\circ}12'31''$ East, for a chord distance of 19.28 feet;

Thence South $73^{\circ}07'22''$ East, for a distance of 16.29 feet more or less to the center of "Canyon Creek" as digitized from the USGS DEM, Bridal Vail 7.5 Minute Quad Map and the **TERMINUS** of said centerline description;

The sidelines at the beginning shall be shortened or lengthened to intersect the South line of said existing easement.

The side lines at the terminus shall be shortened or lengthened to intersect the center of said "Canyon Creek"

Skamania County Assessor
Date 10/15/14 Parcel# 2-5-35-902
C.S.