AFN #2014001771 Recorded 10/15/2014 at 11:28 AM DocType: DEED Filed by: DEAN AND MEGAN BUSSCHAU Page: 1 of 7 Auditor Timothy O. Todd Skamania County, WA

**AFTER RECORDING MAIL TO:** 

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

## **QUIT CLAIM DEED**

Parcel II

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 "B" and depicted as PARCEL-2 in the attached EXHIBIT "C".

Containing 27.70 acres, more or less.

SS.

Planning Department - Exemption over 20 acres approved by:

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 + 000 + 000 -

STATE OF WASHINGTON

COUNTY OF Clark

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 EXCICE TAX

30905 OCT 15,2014 Deborah D. Hadley

Notary Public in and for the State of Washington Residing in Washougal, what My appointment expires: 10/18/16

PAID.

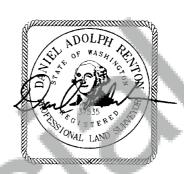
SKAMANTA COUNTY THE ASURER Deputy

Notary Public
State of Washington
DEBORAH D HADLEY
My Appointment Expires Oct 18, 2016

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## OCTOBER 10, 2014 EXHIBIT "B"



## **PARCEL-2**

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 Southwest corner of the "Busschau" parcel as described and recorded under Skamania County, Washington, Auditors File Number: 2010175251, said point also being the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 35;

Thence North 69°46'40" East, along the South line of said "Busschau" parcel, for a distance of 1413.11 feet to the Southeast corner thereof and the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

Thence leaving said South line, North 00°36'01" East, along said East line, for a distance of 794.95 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 35;

Thence North 00°36'01" East, along the East line of the Southwest Quarter of the Northeast Quarter of said Section 35, for a distance of 442.28 feet to the Northeast corner of the "Busschau" parcel as described and recorded under Skamania County, Washington, Auditors File Number: 2009173132;

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Thence leaving the East line of the Southwest Quarter of the Northeast Quarter of said Section 35 and along the center of said "Canyon Creek" the following courses and distances, more or less;

Thence South 87°37'03" West, for a distance of 53.13 feet;

Thence South 64°02'12" West, for a distance of 219.83 feet;

Thence South 46°48'24" West, for a distance of 197.95 feet;

Thence South 40°08'13" West, for a distance of 119.69 feet;

Thence South 40°08'13" West, for a distance of 124.26 feet;

Thence South 01°48'24" West, for a distance of 219.10 feet;

Thence South 60°00'23" West, for a distance of 890.89 feet more or less to the West line of the Northwest Quarter of the Southeast Quarter of said Section 35;

Thence leaving the center of said "Canyon Creek" South 00°43'50" West, for a distance of 640.87 feet to the **POINT OF BEGINNING**;

CONTAINING: 27.70 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

**TOGETHER** with 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;

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

Thence South 00°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°13'18", the radius of which bears South 89°16'10" East, the long chord of which bears South 36°52'49" East, for a chord distance of 54.93 feet;

Thence South 79°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°24'00", the radius of which bears South 15°30'32" West, the long chord of which bears North 41°17'28" West, for a chord distance of 21.90 feet;

Thence South 08°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°15'32", the radius of which bears South 81°54'32" West, the long chord of which bears South 15°02'18" West, for a chord distance of 15.71 feet;

Thence South 38°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°50'40", the radius of which bears South 51°49'56" East, the long chord of which bears South 00°15'16" East, for a chord distance of 136.72 feet;

Thence South 38°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°51'56", the radius of which bears North 51°19'24" East, the long chord of which bears South 42°36'34" East, for a chord distance of 6.86 feet:

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Thence South 46°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°03'09", the radius of which bears North 43°27'28" East, the long chord of which bears South 50°04'07" East, for a chord distance of 6.15 feet;

Thence South 53°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°52'36", the radius of which bears South 36°24'19" West, the long chord of which bears South 41°39'23" East, for a chord distance of 45.51 feet;

Thence South 29°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°07'37", the radius of which bears North 60°16'54" East, the long chord of which bears South 61°46'54" East, for a chord distance of 79.63 feet;

Thence North 86°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°20'40", the radius of which bears South 03°50'42" East, the long chord of which bears South 80°40'22" East, for a chord distance of 72.92 feet;

Thence South 67°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°50'40", the radius of which bears North 22°29'58" East, the long chord of which bears South 82°25'22" East, for a chord distance of 51.50 feet;

Thence North 82°39'18" East, for a distance of 36.38 feet to the beginning of a 110.00 foot radius tangent curve to the right;

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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°03'02", the radius of which bears South 07°20'42" East, the long chord of which bears South 77°19'11" East, for a chord distance of 75.34 feet;

Thence South 57°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°49'41", the radius of which bears North 32°42'20" East, the long chord of which bears South 65°12'31" East, for a chord distance of 19.28 feet;

Thence South 73°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"

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