

After recording, return to:

Bradley W. Andersen **REAL ESTATE EXCISE TAX**
Landerholm P.S.
P.O. Box 1086
Vancouver, WA 98666

30973
DEC - 1 2014
PAID 188.66
g deputy
SKAMANIA COUNTY TREASURER

Tax Parcel Nos. Ptn. 04072700070100 & 04072700160000
S. 490 feet of SE¼SE¼NE¼ S27-T4N-R7E
W¼E¼NE¼S¼ & SW¼NE¼ SE¼ S27-T4N-R7E
6.5 12/1/14
Space Above for Recording Information Only

**STATUTORY WARRANTY DEED
(BOUNDARY LINE ADJUSTMENT)**

- 1. PARTIES:
 - A. Harold W. and Judy A. Larson, Husband and Wife, Carson, Washington, and
 - B. Joseph A. and Diane M. Birkenfeld, Husband and Wife, Carson Washington.
- 2. RECITALS:
 - A. Harold W. and Judy A. Larson, are the owners of real property located at 482 Summer Road, Carson, Skamania County, Washington. A legal description of the Larson Property is contained within the attached Exhibit 'A.'
 - B. Joseph A. and Diane M. Birkenfeld, Husband and Wife, are the owners of real property located in Skamania County, Washington. A legal description of the Birkenfeld Property is contained within the attached Exhibit 'B'.
 - C. The Larson and the Birkenfeld Property share a common boundary.
 - D. The parties desire to adjust their common boundary line and accordingly enter into this Agreement.
 - E. It is the intention of the parties that these Recitals be and are a part of this Agreement.

Planning Department - BLA Approved By: 12/1/14
STATUTORY WARRANTY DEED - 1
G:\Re - LULAM\BOUNDARY\BIRKENFEL&LARSON\AGREEMENT.boundaryline.dot
LAW OFFICES OF
LANDERHOLM, P.S.
805 Broadway, Suite 1000
P.O. Box 1086
Vancouver, Washington 98666
(360) 696-3312

3. AGREEMENT:

A. Harold W. and Judy A. Larson, Husband and Wife, in consideration of Twelve Thousand and No/100 Dollars (\$12,000.00), hereby warrant and convey to Joseph A. Birkenfeld and Diane M. Birkenfeld, Husband and Wife, that portion of real property, described in attached Exhibit 'C' and depicted in the Sketch in attached Exhibit 'D'.

B. The purpose of this Deed is to affect a Boundary Line Adjustment between adjoining parcels of land owned by Grantors and Grantees; 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.

12-1-14
Date

Harold W. Larson
HAROLD W. LARSON

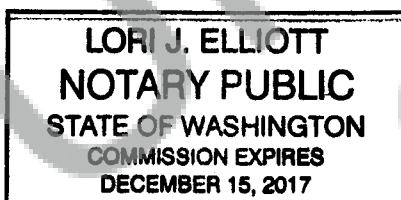
12-1-14
Date

Judy A. Larson
JUDY A. LARSON

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Harold W. Larson and Judy A. Larson signed this instrument, on oath stated that they were authorized to execute this instrument and acknowledged it as their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 1, 2014.



Lori J. Elliott
NOTARY PUBLIC for the State of Washington
Residing in the County of Skamania
My Commission Expires Dec. 15 2017

EXHIBIT A

The South 490 feet 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; EXCEPT the East 300 feet thereof; and EXCEPT that portion thereof conveyed to Henry Young et ux by Deed recorded at Page 101 of Book 39 of Deed Records of Skamania County, Washington.

SUBJECT TO right of way for County Road No. 23150 designated as Summer Road; AND
SUBJECT TO easements for private roads and water pipelines of record.

Planning Department - BLA Approved By *GO*
12/1/14

Skamania County Assessor:
Date *12-1-14* Parcel# *4-7-27-0-0-701*
4-7-27-0-0-1600
LM

EXHIBIT B

The West half of the East half of the Northeast quarter of the Southeast quarter of the Southwest quarter of the Northeast quarter of the Southeast quarter all in Section 27, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Planning Department - BLA Approved By: *ap*
12/1/14

Skamania County Assessor
Date 12-1-14 Parcel# 4-7-27-0-0-701-00
4-7-27-0-0-1000-00
Im

Unofficial Copy

Exhibit C
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
JOSEPH A. BIRKENFELD
CONVEYING A PORTION OF TAX LOT 701
TO
TAX LOT 1600

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 a brass cap monumenting the southeast corner of the northeast quarter of said Section 27; thence South $89^{\circ}48'12''$ West along the south line of said northeast quarter a distance of 658.24 feet to a $5/8''$ iron rod, LS 29288, which monuments the northwest corner of the west half of the east half of the northeast quarter of the southeast quarter of Section 27; thence North $00^{\circ}57'20''$ West a distance of 72.09 feet to a $5/8''$ iron rod, LS 43141 set as a reference monument for centerline of Trout Creek; thence continuing North $00^{\circ}57'20''$ West a distance of 47 feet, more or less, to the centerline of Trout Creek; thence following said centerline of Trout Creek in a southeasterly direction a distance of 275 feet, more or less, to a point on the west line of Parcel 1 of Auditor File #2006-164213 land granted to the Trout Creek Cabin Irrevocable Trust; thence South $00^{\circ}53'34''$ East along said west line a distance of 29.69 feet to the southwest corner thereof, said point is on the south line of said northeast quarter; thence South $89^{\circ}48'12''$ West along the south line of said northeast quarter a distance of 258.24 feet to the point of beginning.

September 19, 2014
Contains 0.49 Acres, more or less
EMC

Planning Department - BLA Approved By *90*
12/1/14

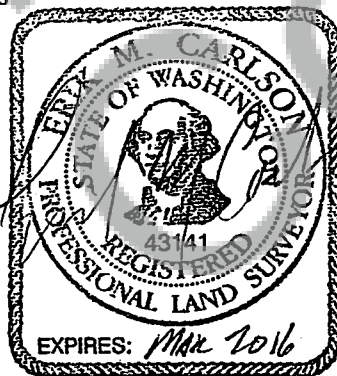


EXHIBIT D

TERRA SURVEYING

LOCATION:
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4
NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

