

After recording, send document to:
Karen Goode Fitzsimons
15705 SE 34th Circle
Vancouver, WA 98683

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31190
APR 23 2015

PAID *exempt*
Michelle Baumann
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED
Under RCW 64.04.050
BOUNDARY LINE ADJUSTMENT

The grantor,
Karen Goode Fitzsimons, a single woman, whose address is 15705 SE 34th Circle, Vancouver, WA 98683

for and in consideration of: Boundary Line Adjustment

in hand paid, conveys and quitclaims to the grantee,
Michelle Baumann, a single woman, whose address is 41 Tree-ific Dr. W., Washougal, WA 98671

all interest in the following described real estate situated in the County of Skamania,
State of Washington – legally described as:

See Exhibit A

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.

Parcel ID: 02-05-34-2-0-1500-00, 02-05-34-2-0-1400-00

Associated document reference numbers: None

Source of title:

Skamania County Assessor
Date 4-23-15 Parcel# 02-05-34-2-0-1500-00
02-05-34-2-0-1400-00
LM

Planning Department - CL Approver
4/23/2015 *CL*

Subject to:
all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Dated this 23rd day of April, 2015

Signed, sealed and delivered in the presence of:

Karen Goode Fitzsimons
Signature
Karen Goode Fitzsimons
Print name
grantor
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Michelle Baumann
Signature
Michelle Baumann
Print name
Grantee
Capacity

Signature

Print name

Capacity

Signature

Print name

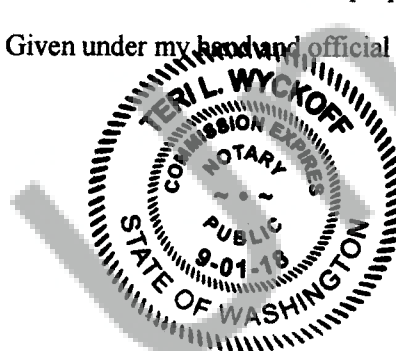
Capacity

STATE OF WASHINGTON)
COUNTY OF SKAMAWIA) ss.

On this day personally appeared before me KAREN GOODE FITZSIMMONS &
MICHELLE BAUMANN

to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of April, 2015.



Teri L. Wyckoff
Notary Public in and for the state of
Washington, residing at: STEVENSON

TERI L. WYCKOFF
Print name
9-1-2018
Commission expiration date

This instrument prepared by:

EXHIBIT A

LEGAL DESCRIPTION

AREA OF TRANSFER FOR A BOUNDARY LINE ADJUSTMENT FITZSIMON TRACT

A PORTION OF TAX PARCEL 02-05-34-2-0-1500-00 TO TAX PARCEL 02-05-34-2-0-1400-00

April 8, 2015

KLEIN & ASSOCIATES, INC.
1411 13TH ST.
Hood River, OR 97031
(541) 386-3322

A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2007167126, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED AS IN SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2007167126, LAST SAID POINT BEING A ONE INCH IRON PIPE WITH BRASS DISK; THENCE SOUTH 01°09'11" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 79.61 FEET TO A 5/8" REBAR WITH ORANGE PLASTIC CAP AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88°50'49" WEST, 40.50 FEET TO A 5/8" REBAR WITH ORANGE PLASTIC CAP; THENCE SOUTH 01°09'11" WEST, 100.17 FEET TO A 5/8" REBAR WITH ORANGE PLASTIC CAP; THENCE SOUTH 88°50'49" EAST TO THE EAST LINE OF SAID TRACT OF LAND, 40.50 FEET TO 5/8" REBAR WITH ORANGE PLASTIC CAP, SAID POINT BEARS SOUTH 01°09'11" WEST, 100.17 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 01°09'11" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 100.17 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 4,057 SQFT, MORE OR LESS

