

After recording, send document to:

Michelle Baumann  
PO Box 883  
Washougal, WA 98671

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

31189  
APR 23 2015

PAID *exempt*  
*Nicole Clelland-Treasurek*  
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED  
Under RCW 64.04.050  
BOUNDARY LINE ADJUSTMENT

The grantor,  
Michelle Baumann, a single woman, whose address is 41 Tree-ific Dr. W., Washougal, WA 98671

for and in consideration of: Boundary Line Adjustment

in hand paid, conveys and quitclaims to the grantee,  
Karen Fitzsimons, a single woman, whose address is 15705 SE 34th Circle, Vancouver, WA 98683

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

Associated document reference numbers: None

Source of title:

Skamania County Assessor  
Date 4-23-15 Parcel# 02-05-34-2-0-1400-00  
02-05-34-2-0-1500-00  
*211*

Planning Department - BLA Approved By:

*4/23/15 DC*

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

Dated this 23<sup>rd</sup> day of April, 2015.

Signed, sealed and delivered in the presence of:

Michelle Baumann  
Signature  
Michelle Baumann  
Print name  
Grantor  
Capacity

Karen Goode Fitzsimons  
Signature  
Karen Goode Fitzsimons  
Print name  
grantee  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

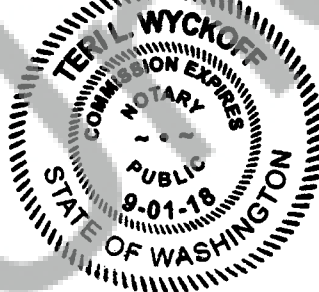
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
\_\_\_\_\_  
Capacity

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH ) ss.

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

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 23<sup>rd</sup> 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  
BAUMANN TRACT**

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

April 8, 2015

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

A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2013002625, 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 NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2013002625, LAST SAID POINT BEING A ONE INCH IRON PIPE WITH BRASS DISK; THENCE SOUTH 01°09'11" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 223.11 FEET TO A 5/8" REBAR WITH ORANGE PLASTIC CAP; THENCE SOUTH 88°50'49" EAST, 45.00 FEET TO A 5/8" REBAR WITH ORANGE PLASTIC CAP; THENCE SOUTH 01°09'11" WEST, 57.93 FEET TO A 5/8" REBAR WITH ORANGE PLASTIC CAP, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 22°56'20" WEST, 143.58 FEET MORE OR LESS TO A POINT IN THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER; THENCE FOLLOWING THE CENTER LINE OF SAID CHANNEL FOR THE NEXT TWO (2) COURSES; 1.) THENCE SOUTH 87°19'12" WEST, 27.79 FEET; 2.) THENCE SOUTH 75°18'41" WEST, 32.10 FEET TO A POINT THAT BEARS SOUTH 01°09'11" WEST 141.69 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 01°09'11" EAST 141.69 FEET BACK TO THE POINT OF BEGINNING .

CONTAINING 4,057 SQFT, MORE OR LESS

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