

After recording, return to:

Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31278
JUN - 8 2015

PAID *exempt*
Nickel Chelland, Treasurer
SKAMANIA COUNTY TREASURER

Tax Lot 03-10-0300-0100/00; 03-10-0200-200/00  Space Above for Recording Information Only
Sections 2&3, T3N, R10E, W.M.

WARRANTY DEED AND BOUNDARY LINE ADJUSTMENT

PARTIES: GRANTOR/GRANTEE Desmond E. Verley and Sheryl J. Verley, husband and wife

RECITALS:

- A. GRANTOR/GRANTEE is the owner of certain real property located in Skamania County, Washington legally described and depicted on the attached Exhibit "A", known as Verley Parcel.
- B. GRANTOR/GRANTEE is the contract Seller of certain real property located in Skamania County, Washington pursuant to a Real Estate Contract executed and recorded October 6, 2014 under Auditor's File No. 2014001703, for real property legally described on the attached Exhibit "B", known as Hamilton Parcel.
- C. The two properties share a common boundary.
- D. The contract Purchaser of the Hamilton Parcel wishes to purchase an additional 2.6 plus acres which would result in adjusting the property boundary between the referenced parcels to accommodate the additional acreage.
- E. *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*

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segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

F. It is the intention that these Recitals be and are a part of this Agreement.

AGREEMENT:

1. GRANTOR/GRANTEE hereby conveys and warrants that the Hamilton parcel will be adjusted as legally described on the attached Exhibit "C". Grantors continue to reserve an easement for the benefit of the remainder of Grantors' retained property legally described on the attached Exhibit "D."

2. A drawing of the revised Property lines is contained in the attached Exhibit "E", incorporated by reference herein.

June 5, 2015
Date

Desmond E Verley
Desmond E. Verley

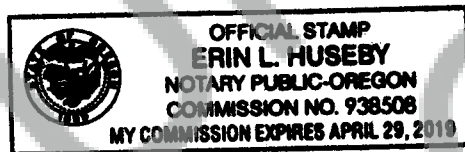
06/05/2015
Date

Sheryl J Verley
Sheryl J. Verley

Oregon
STATE OF ~~WASHINGTON~~)
Hood River) ss.
County of ~~Skamania~~

I certify that I know or have satisfactory evidence that Desmond E. Verley and Sheryl J. Verley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 5th, 2015.



Erin L. Huseby
NOTARY PUBLIC for the State of ~~Washington~~ Oregon,
Residing in the County of ~~Skamania~~ Hood River
My Commission Expires: April 29, 2019

EXHIBIT "A"

A tract of land lying in Government Lot 1, Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence along the East line of said Section 3, South $01^{\circ}43'35''$ East 283.86 feet to the Northeast corner of that tract of land described in Auditor's File No.20140017179, Deed Records of Skamania County; thence leaving said East line along the North line of said tract of land, North $89^{\circ}41'03''$ West 298.10 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South $00^{\circ}14'59''$ West 344.44 feet to the Southwest corner of said tract of land and intersection with the North line of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along said North line, North $89^{\circ}36'55''$ West 19.77 feet to the Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North $89^{\circ}30'24''$ West 380.31 feet to the Northwest corner of said of tract of land; thence along the West line of said tract of land, South $06^{\circ}34'23''$ West 656.76 feet to the Southwest corner of said tract of land and intersection with South line of said Government Lot 1; thence along said South line, North $89^{\circ}05'07''$ West 506.96 feet to the Southwest corner of said Government Lot 1; thence along the West line of said Government Lot 1, North $01^{\circ}33'53''$ West 1,275.15 feet to the Northwest corner of said Government Lot 1 and North line of said Section 3; thence along said North line, South $89^{\circ}41'03''$ East 1,308.03 feet to the point of beginning.

Contains 24.71 acres, more or less.

Excepting therefrom any portion of the above described tract of land lying within Public or County Road rights-of-way of Record.


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EXHIBIT "B"

A tract of land lying in Government Lot 4 of Section 2 and Government 1 of Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:
Commencing at the Northwest corner of said Section 2; thence along the North line of said Section 2, South 89°47'01" East 740.00 feet; thence leaving said North line parallel with the West line of said Section 2, South 01°43'35" East 632.62 feet to the true point of beginning of this description; thence North 89°29'42" West 740.14 feet to the Northeast corner of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°36'55" West 310.00 feet; thence leaving said North line, North 00°14'59" East 344.44 feet; thence South 89°41'03" East 298.10 feet to the intersection with said West line; thence along said West line, South 01°43'35" East 305.00 feet; thence South 89°29'42" East 740.14 feet; thence South 01°43'35" East 40.03 feet to the true point of beginning of this description.

Subject to an easement for ingress, egress and utilities over the south 40.00 feet of even width.

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Unofficial Copy

EXHIBIT "C"

A tract of land lying in Government Lot 4 of Section 2 and Government Lot 1 of Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Section 2; thence along the North line of said Section 2, South 89°47'01" East 740.00 feet; thence leaving said North line parallel with the West line of said Section 2, South 01°43'35" East 632.62 feet to the true point of beginning of this description; thence North 89°29'42" West 740.14 feet to the Northwest corner of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°36'55" West 329.77 feet to the Northwest corner of said tract of land and Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°30'24" West 30.23 feet; thence leaving said North line, North 00°14'59" East 628.00 feet, more or less, to the intersection with the North line of said Section 3; thence along said North line, South 89°41'03" East 338.31 feet to the Northeast corner of said Section 3; thence along the East line of said Section 3, South 01°43'35" East 588.86 feet; thence leaving said East line, South 89°29'42" East 710.14 feet; thence South 01°43'35" East 40.03 feet to the true point of beginning of this description.

Contains 5.716 acres, more or less.

Grantors reserving an easement for ingress, egress and utilities over the south 40.00 feet of even width of the above described property for the benefit of Grantor's retained property legally described on the attached Exhibit "D", allowing future development and short platting of the same, including residential construction.

2.63 acres is being adjusted from Tax Parcel 03100300010000 into Tax Parcel 03100200020000. 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.

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EXHIBIT "D"

LEGAL DESCRIPTION
for
Tax Parcel 03-10-0300-0100/00

Real Property of Seller benefitted by easement retained

A tract of land lying in Government Lot 1, Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence along the East line of said Section 3, South 01°43'35" East 283.86 feet to the Northeast corner of that tract of land described in Auditor's File No. 20140017179, Deed Records of Skamania County; thence leaving said East line along the North line of said tract of land, North 89°41'03" West 298.10 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South 00°14'59" West 344.44 feet to the Southwest corner of said tract of land and intersection with the North line of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along said North line, North 89°36'55" West 19.77 feet to the Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°30'24" West 380.31 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South 06°34'23" West 656.76 feet to the Southwest corner of said tract of land and intersection with South line of said Government Lot 1; thence along said South line, North 89°05'07" West 506.96 feet to the Southwest corner of said Government Lot 1; thence the West line of said Government Lot 1, North 01°33'53" West 1,275.15 feet to the Northwest corner of said Government Lot 1 and North line of said Section 3; thence along said North line, South 89°41'03" East 1,308.03 feet to the point of beginning.

Except that land otherwise conveyed herein.

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Skamania County Assessor

6-8-15 3-10-3-100
3-10-2-200

