

When recorded return to:
Eugene Burke
151 Carson Depot Road
Carson, WA 98610

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

N/A

JUN - 4 2015

Refer to EXCISE # 31102

PAID dt 5-9-15

Clifford J. Burke Deputy
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED
(Fulfillment)**

THE GRANTOR(S)

Eugene Burke

for and in consideration of fulfillment of land contract AF 2015000266 recorded 2/18/2015

in hand paid, conveys, and warrants to Becky Fromm

the following described real estate, situated in the County of Skamania , State of Washington:

See attached

Abbreviated Legal: (Required if full legal not inserted above.) Lot 3 & 4 Burke SP 3/280

Tax Parcel Number(s): 03082941090300 & 904

Skamania County Assessor

Date 6-4-15 Parcel # 03082941090300
+090400

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 1/14/2015 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on Excise 31075 dated 2/18/2005 \$2,032.25 , receipt number

LPB 11-05(i)
Page 1 of 2

Dated:

✓ 06-04-15
Gene Burke

STATE OF WA

SS.

COUNTY OF SKAMANIA

I certify that I know or have satisfactory evidence that EUGENE BURKE
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 6.4.2015

Melissa A. Anderson
Notary name printed or typed: Melissa A. Anderson
Notary Public in and for the State of WA
Residing at Stevenson
My appointment expires: 8-19-2016



Becky Fromm
P.O. Box 1101
Carson, WA 98610
Grantee's Name and Address

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

31102
MAR - 9 2015

After recording, return to (Name, Address, Zip):
Becky Fromm
P.O. Box 1101
Carson, WA 98610

PAID OKenot
SKAMANIA COUNTY TREASURER

Quit Claim Deed
Boundary Line Adjustment

(Tax Lot 03082941090400) Becky Fromm
Grantors, Gene Burke, as owners of the adjusted Lot 4, BURKE SHORT PLAT, recorded in Quit Claim Deed on _____ in Auditors file no. _____, located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington.

(Tax Lot 03082941090300),
Grantee, In consideration of a Boundary Line Adjustment, conveys and quit claims to Gene Burke, the following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

Adjusted Lot 3, BURKE SHORT PLAT, recorded December 19, 1995 in Book 3 of Short Plats Page 280, 2005158343, Located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

Commencing at the East Quarter corner of section 29, Township 3 North, Range 8 East, of the Willamette Meridian; Thence, N 80° 18' 33" W, a distance of 80.51 feet the Southeast corner of lot 3 of the Burke Short Plat, recorded in book 3 of Short Plats page 280 and the Point of Beginning; Thence, S 00° 55' 33" W, a distance of 17.45 feet to a point on a curve concaved easterly; Thence along a said curve, having a radius of 50.00 feet, a delta angle of 41° 49' 29", and whose long chord bears S 33° 8' 37" W, a distance of 35.69 feet to a point;
Thence, N 80° 16' 17" W, a distance of 847.45 feet to a point on the centerline of Carson Depot Road;
Thence Northwesterly along the centerline of Carson depot road the following seven (7) courses;
1) Thence, N 32° 07' 56" W, a distance of 83.69 feet to a point;
2) Thence, N 29° 57' 24" W, a distance of 62.89 feet to a point;
3) Thence, N 28° 12' 37" W, a distance of 65.65 feet to a point;
4) Thence, N 23° 47' 8" W, a distance of 91.35 feet to a point;
5) Thence, N 28° 20' 23" W, a distance of 64.52 feet to a point;
6) Thence, N 31° 58' 27" W, a distance of 62.04 feet to a point;
7) Thence, N 34° 15' 57" W, a distance of 69.23 feet to a point to the Southwesterly most corner of lot 2 of the said Burke short plat; Thence, N 79° 54' 48" E, along the southerly line of said lot 2, a distance of 88.97 feet to a point to the Southeast corner of lot 2 of the said Burke short plat;
Thence, N 47° 34' 37" E, a distance of 269.94 feet to a point ;
Thence, S 51° 51' 46" E, a distance of 158.36 feet to a point;
Thence, S 13° 21' 49" E, a distance of 49.66 feet to a point;
Thence, S 13° 20' 24" E, a distance of 251.65 feet to a point ;
Thence, S 31° 12' 48" E, a distance of 220.00 feet to a point;

Skamania County Assessor
Data 3-5-15 Parcel 3-8-29-4-1-904
3-8-29-4-1-903
Planning Department - BLA Approved By: bd
3/5/15

Thence, S 2° 24' 57" E, a distance of 51.33 feet to a point;
Thence, S 79° 9' 23" E, a distance of 513.34 feet to the Point of Beginning.

Containing 5.66 acres more or less.

See Exhibit "A" which is made a part of this description.

This description constitutes a Boundary Line Adjustment between adjoining property owned by the grantors and does not create a separate parcel and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

Dated, 3 day of March, 2015
Gene Burke
(Grantor)

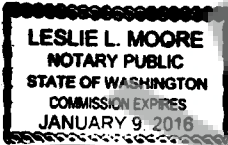
STATE OF WASHINGTON)
)
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Gene Burke, as his sole and separate property, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 3rd day of March, 2015.

Leslie L. Moore
NOTARY PUBLIC
My appointment

expires: 1-9-2016





Klein & Associates, Inc.

Engineering, Land Surveying, Planning

Hood River, OR
1411 13TH STREET, 97031
(541)386-3322

Camas, WA
2517 252ND AVE, 98607
(360) 687-0500

Bingen, WA
PO Box 786, 98605
(509) 493-3111

NEW LEGAL DESCRIPTION

LOT 4

BURKE SHORT PLAT

Tax Parcel No. 03082941090400

December 15, 2014

Adjusted Lot 4, BURKE SHORT PLAT, recorded December 19, 1995 in Book 3 of Short Plats Page 280, 2005158343, Located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

Beginning at the Northwest corner of lot 4 of the Burke Short Plat, recorded in book 3 of Short Plats page 280;
Thence Southerly along the East line of said lot 4 the following three (3) courses;
1) Thence, S 20° 05' 15" W, a distance of 331.84 feet to a point;
2) Thence, S 19° 28' 41" W, a distance of 171.82 feet to a point;
3) Thence, S 19° 40' 26" W, a distance of 132.23 feet to a point;
Thence, S 47° 34' 37" W, a distance of 269.94 to the Southeast corner of lot 2 of the said Burke short plat, also being the center of Carson creek; Thence Northerly along the center of said Carson creek the following eighteen (18) courses;
1) Thence, N 23° 26' 44" W, a distance of 22.77 feet to a point;
2) Thence, N 09° 14' 16" E, a distance of 33.89 feet to a point;
3) Thence, N 37° 42' 25" E, a distance of 67.48 feet to a point;
4) Thence, N 26° 43' 34" E, a distance of 33.34 feet to a point;
5) Thence, N 11° 00' 27" E, a distance of 28.77 feet to a point;
6) Thence, N 30° 19' 25" W, a distance of 48.49 feet to a point;
7) Thence, N 33° 22' 20" W, a distance of 44.84 feet to a point;
8) Thence, N 01° 09' 00" W, a distance of 46.70 feet to a point;
9) Thence, N 28° 35' 46" E, a distance of 203.78 feet to a point;
10) Thence, N 05° 40' 42" W, a distance of 73.96 feet to a point;
11) Thence, N 35° 34' 22" W, a distance of 55.12 feet to a point;
12) Thence, N 23° 14' 26" E, a distance of 73.45 feet to a point;
13) Thence, N 80° 00' 42" E, a distance of 44.16 feet to a point;
14) Thence, N 79° 13' 20" E, a distance of 54.62 feet to a point;
15) Thence, N 50° 57' 23" E, a distance of 36.86 feet to a point;
16) Thence, N 15° 38' 19" W, a distance of 31.44 feet to a point;
17) Thence, N 17° 55' 31" E, a distance of 34.47 feet to a point;
18) Thence, N 19° 18' 49" E a distance of 23.14 feet to the North line of said lot 4 of the Burke Short Plat;
Thence, S 89° 16' 16" E, along the North line of said lot 4, a distance of 184.30 feet to the Point of Beginning.

Containing 3.28 acres more or less.

3/12/15