

When recorded return to:

Robert Matthew Coppedge and
Anastasia Davidovna Moror
3300 NE Knott Street
Portland, OR 97212

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32440
MAR -1 2017

PAID *Exempt*
Vickie Orellana, Treasurer
SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED

CL6334

THE GRANTOR(S)

Robert Matthew Coppedge and Anastasia Davidovna Moro, husband and wife

for and in consideration of

boundary line adjustment

in hand paid, conveys, and quitclaims to

Robert Matthew Coppedge and Anastasia Davidovna Moro, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington together with
all after acquired title of the grantor(s) herein:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: PTN SEC 34 T2N R6EWM

Tax Parcel Number(s): 02 06 34 0 0 110000, 02 06 34 0 0 120000

Dated: February 24, 2017

2m 3/1/17

[Signature]
Robert Matthew Coppedge

[Signature]
Anastasia Davidovna Moro

STATE OF WASHINGTON

ss.

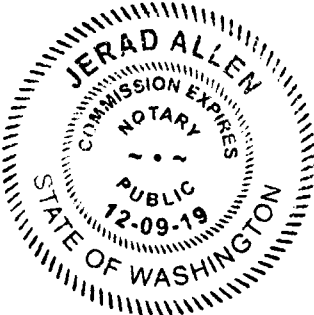
COUNTY OF

I certify that I know or have satisfactory evidence that Robert Matthew Coppedge and Anastasia Davidovna Moro (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February *25th*, 2017

[Signature]

Notary Public in and for the State of Washington
Residing at *SEATTLE*
My appointment expires: *12/09/19*



PARCEL I

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S01°05'10"W 303.29' ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE N78°36'59"E 434.35' TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON IN THE MATTER OF STATE ROAD NO.8 PRINDLE TO SKAMANIA, BY DEED RECORDED NOVEMBER 13, 1925 IN DEED BOOK U AT PAGE 448, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE A DISTANCE OF 15 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO SKAMANIA COUNTY FOR ROAD DISTRICT NO. 1, BY DEED RECORDED SEPTEMBER 17, 1923 IN DEED BOOK T AT PAGE 359, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE, A DISTANCE OF 30 FEET, MORE OR LESS TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SKAMANIA COUNTY TRACT, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID SKAMANIA COUNTY TRACT, A DISTANCE OF 30 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THE ABOVE MENTIONED STATE OF WASHINGTON TRACT; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N01°05'10"E 99.10' ALONG SAID WEST LINE TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:

S60°36'33"W 51.52'; THENCE ALONG A 295.00' RADIUS CURVE TO THE RIGHT 341.31', THE LONG CHORD WHICH BEARS N86°14'46"W 322.59'; THENCE N53°06'05"W 168.43'; THENCE N49°52'17"W 143.86' MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

N42°53'42"E 16.06'; THENCE ALONG A 32.06' RADIUS CURVE TO THE RIGHT 32.39', THE LONG CHORD WHICH BEARS N71°50'43"E 31.03'; THENCE S79°12'17"E 39.78'; THENCE ALONG A 88.44' RADIUS CURVE TO THE LEFT 251.70', THE LONG CHORD WHICH BEARS N19°15'27"E 174.94'; THENCE LEAVING SAID CENTERLINE, N26°32'28"E 371.99'; THENCE N78°36'59"E 329.06' TO THE TRUE POINT OF BEGINNING.

CONTAINING 17.60 ACRES MORE OR LESS.

THE PURPOSE OF THIS DEED IS TO EFFECT 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.

Planning Department - BLA Approved by: *AP*

Skamania County Assessor

Date 3-1-17 Parcel# 2-6-34-0-0-1100-00

2-6-34-0-0-1200-00

YM 02-06-34-0-0-1200-06



PARCEL II

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N88°31'23"W 1332.71' ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO THE NORTHWEST CORNER THEREOF; THENCE S00°48'41"W 780.45' ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:

ALONG A 357.50' RADIUS CURVE TO THE LEFT 153.85', THE LONG CHORD WHICH BEARS N79°20'40"E 152.67'; THENCE ALONG A 376.54' RADIUS CURVE TO THE RIGHT 226.70', THE LONG CHORD WHICH BEARS N84°15'48"E 223.29'; THENCE S78°29'20"E 125.55'; THENCE ALONG A 205.39' RADIUS CURVE TO THE RIGHT 114.53', THE LONG CHORD WHICH BEARS S62°30'51"E 113.05'; THENCE S46°32'23"E 126.27'; THENCE S49°52'17"E 31.89' MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

N42°53'42"E 16.06'; THENCE ALONG A 32.06' RADIUS CURVE TO THE RIGHT 32.39', THE LONG CHORD WHICH BEARS N71°50'43"E 31.03'; THENCE S79°12'17"E 39.78'; THENCE ALONG A 88.44' RADIUS CURVE TO THE LEFT 251.70', THE LONG CHORD WHICH BEARS N19°15'27"E 174.94'; THENCE LEAVING SAID CENTERLINE, N26°32'28"E 371.99'; THENCE N78°36'59"E 763.41' TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE NORTHWESTERLY, ALONG SAID CENTERLINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N88°31'23"W 289.98' ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 21.95 ACRES MORE OR LESS.

THE PURPOSE OF THIS DEED IS TO EFFECT 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.

Planning Department - BLA Approved By:

AP
3/1/17

