

Beth Hogan
112 Carr Road
Cook, WA 98605

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32458
MAR - 9 2017

PAID 1076.⁰⁰
cg deputy
SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT

Reference Number:

Grantor: Estate of Susan Lee Nielsen

Grantee: Glenn Robert George and Thaya Valentine, husband and wife

Section 10, Township 3 North, Range 9 E WM (See complete legal on Page 1.)

Assessor's Tax Parcel No. 03091000120200

Planning Department - BLA Approved By:

3/9/17

QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT

Grantor: Estate of Susan Lee Nielsen

Grantee: Glenn Robert George and Thaya Valentine, husband and wife

The Grantor, Estate of Susan Lee Nielsen, represented by Elizabeth K Hogan, Personal Representative, for and in consideration of a Boundary Line Adjustment conveys and quit claims to Glenn Robert George and Thaya Valentine, husband and wife, the following described real estate situated in the County of Skamania, State of Washington.

A portion of Lot 3, Nielsen Short Plat, being a portion of Lots 2 and 3, Block 11 Manzanola Orchards Tracts in Section 10, Township 3 North Range 9 East of the Willamette Meridian, according to the Plat thereof, recorded in Book 3, Page 168, Skamania County Short Plat Records, further described as follows: Beginning at the Northeast corner of said Lot 3, thence 310.69 feet South to the North line of newly revised Lot 2, Nielsen/Farrell BLA as recorded 02/16/2017, thence 656.67 feet West to the West line, thence 308.4 feet North along the West line, thence 657.52 feet East to the Point of Beginning. Containing 4.66 acres more or less.

Subject to:

Private Roadway Agreement, including the terms and provisions thereof, recorded July 18, 1990 in Book 119 Page 848, Auditor's File No. 109683, Skamania County Deed Records.

TOGETHER with the right in common with others to withdraw domestic water from a spring located in revised Lot 2, Nielsen Short Plat as recorded 02/16/2017 in the Nielsen/Farrell Deed and an easement for a water pipeline over said Lot 2 in common with others.

Skamania County Assessor
Date 3-9-17 Parcel# 3-9-16-1202
3-9-10-2100

Planning Department - Skamania County
3/9/17

Revised Lot 2100

A PORTION OF LOT 2 BLOCK 11 MANZANOLA ORCHARDS BK A/PG 37

+0.083 acres per bla w/#1202 recorded 06/16/1990

+1.72 acres per bla w/#1201 recorded 07/07/2008

+ this BLA


Further described as follows: A tract of land located in Lot 2, Block 11, Manzanola Orchards and Land Company's Tracts, according to the plat thereof, recorded in Book "A" of Plats, page 37, records of Skamania County, Washington described as follows: Beginning at the Northeast corner of said Lot 2; thence along the east line of the said lot South 140 feet; thence West 140 feet; thence North 140 feet to intersection with the North line of said Lot 2; thence East 140 feet to the Point of Beginning.

Plus: The North 150 feet of the East 155 feet of Lot 2, Block 11, Manzanola Orchard & Land Company's Tracts according to the plat thereof, recorded in Book "A" of Plats at page 37, records of Skamania County, Washington, and described as follows: Except the following parcel: Beginning at the Northeast corner of said Lot 2; thence along the East line of said lot South 140 feet; thence West 140 feet; thence North 140 feet; to the intersection with the North line of said Lot 2; thence East 140 feet to the Point of Beginning. Containing 0.083 acre more or less

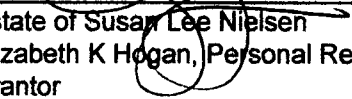
Plus: A portion of a parcel of property in the Southwest Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 9 East, W.M. described as Lot 3 of the Nielsen Sort Plat as recorded in Book 3, Page 168 of Short Plats, under Skamania County Auditor's records. And further described as follows: Beginning at the Northwest corner of said Lot 3, thence South along the West line of Lot 3 a distance of 150 feet; thence East a distance of 499.71 feet; thence North a distance of 150 feet; thence West a distance of 499.71 feet to the Point of Beginning. Containing 1.72 acres more or less.

Plus: A portion of Lot 3, Nielsen Short Plat, being a portion of Lots 2 and 3, Block 11 Manzanola Orchards Tracts in Section 10, Township 3 North Range 9 East of the Willamette Meridian, according to the Plat thereof, recorded in Book 3, Page 168, Skamania County Short Plat Records, further described as follows: Beginning at the Northeast corner of said Lot 3, thence 310.69 feet South to the North line of newly revised Lot 2, Nielsen/Farrell BLA as recorded 02/16/2017, thence 656.67 feet West to the West line, thence 308.4 feet North along the West line, thence 657.52 feet East to the Point of Beginning. Containing 4.66 acres more or less.

This deed constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the Washington State and Skamania County Subdivision laws.

Skamania County Assessor
 Date 3-9-17 Parcel# 39-10-1203-9-17 
 39-10-2100

Dated this 9th Day of March, 2017



Estate of Susan Lee Nielsen
Elizabeth K Hogan, Personal Representative
Grantor

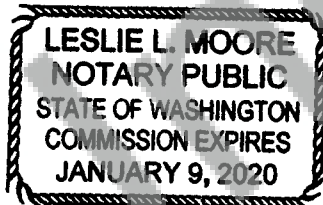
STATE OF WASHINGTON


ss

County of Skamania

On this day personally appeared before me Elizabeth K. Hogan to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under by hand and official seal this 9th Day of March, 2017





Notary Public in and for the State of Washington
Residing at Casco
My Appointment expires: 1-9-2020