

RETURN ADDRESS:

Mitchell D. Patton  
9561 Washougal River Road  
Washougal, WA 98671

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32959  
MAY - 4 2017

PAID

*Exempt*

*by deputy*

SKAMANIA COUNTY TREASURER

Document: Quit Claim Deed  
Grantor: Mitchell Dean Patton, a married person as his separate property  
Grantee: Mitchell Dean Patton, a married person as his separate property  
Legal Desc.: # 1700, SW ¼ Sec. 32-2-5 EWM  
Parcel ID: 02-05-32-4-0-1700-00

*E.S. PIN of*

QUIT CLAIM DEED

THE GRANTOR(S), **MITCHELL DEAN PATTON, a married person as his separate property**, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, conveys and quit claims to **MITCHELL DEAN PATTON, a married person as his separate property**, 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 EXHIBITS "A" and "B"**

The purpose of this deed is to affect a division of the original Patton parcel containing approximately 55 acres into a parcel containing approximately 20 acres and a remainder parcel containing approximately 35 acres. The division of the original parcel into tracts of at least 20 acres in lot area is exempt from the platting requirements of R.C.W. 58-17 and Skamania County Code per Section 17.04.010(B)(2).

Dated this 4 day of May, 2017.

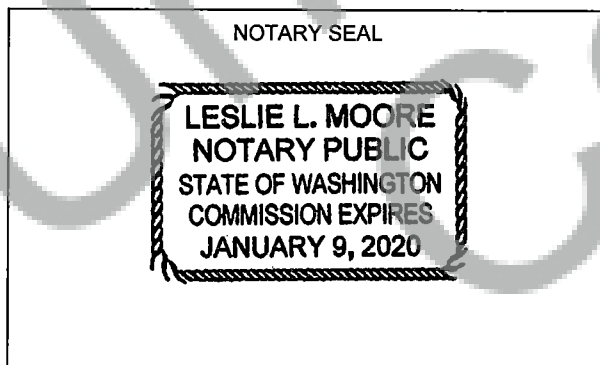
Mitchell Dean Patton  
Mitchell Dean Patton

STATE OF WASHINGTON    )  
  :SS  
County of Skamania    )

I certify that I know or have satisfactory evidence that Mitchell Dean Patton is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 4<sup>th</sup>, 2017.

Leslie L. Moore  
Notary Public in and for said County and State of WA  
residing at Carson  
My Appointment Expires 1-9-2020





AKS ENGINEERING & FORESTRY VANCOUVER  
 9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682  
 P: (360) 882-0419 F: (360) 882-042

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

*Exhibit "A"*

**LEGAL DESCRIPTION  
 FOR  
 MITCH PATTON**

**TRACT 2 (20.0 AC)**

Being a portion of the South half of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

**COMENCING** at a 1" Iron Pipe with Brass cap marking the Southwest corner of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian as shown in Skamania County Survey Book 3, Page 431;

**THENCE** South 89° 07' 11" East, along the South line of the Southeast quarter of Section 32, for a distance of 787.06 feet and the **POINT OF BEGINNING**;

**THENCE** North 01° 39' 53" East, parallel with the West line of the Southeast quarter of Section 32, for a distance of 1321.42 feet to the North line of the South half of Section 32:

**THENCE** South 87° 59' 12" East, along the North line of said South half, for a distance of 664.00 feet;

**THENCE** South 01° 39' 53" West, for a distance of 1308.29 feet to the South line of the Southeast quarter of Section 32;

**THENCE** North 89° 07' 11" West, along said South line for a distance of 664.05 feet to the **POINT OF BEGINNING**

Together with and subject to a 60.00 foot easement for ingress, egress and utilities described as follows;

Being a portion of the South half of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, from which the centerline is described as follows:

**COMMENCING** at a 1" Iron Pipe with Brass cap marking the Southwest corner of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian as shown in Skamania County Survey Book 3, Page 431;

THENCE South  $89^{\circ} 07' 11''$  East, along the South line of the Southeast quarter of Section 32, for a distance of 206.00 feet and the **POINT OF BEGINNING**; (the sidelines of which are to be shortened or extended to intersect with the South line of the Southeast quarter)

THENCE North  $48^{\circ} 16' 00''$  East, for a distance of 94.90 feet;

THENCE along the arc of a 50.00 foot radius curve to the left, through a central angle of  $72^{\circ} 10' 24''$  for an arc distance of 62.98 feet, the chord of which bears North  $12^{\circ} 10' 48''$  East, 58.90 feet;

THENCE North  $23^{\circ} 54' 24''$  West, for a distance of 128.53 feet;

THENCE along the arc of a 250.00 foot radius curve to the right, through a central angle of  $43^{\circ} 32' 11''$  for an arc distance of 189.96 feet, the chord of which bears North  $02^{\circ} 08' 18''$  West, 189.96 feet;

THENCE North  $19^{\circ} 37' 48''$  East, for a distance of 52.44 feet;

THENCE along the arc of a 500.00 foot radius curve to the right, through a central angle of  $22^{\circ} 42' 38''$  for an arc distance of 198.19 feet, the chord of which bears North  $30^{\circ} 59' 07''$  East, 196.89 feet;

THENCE North  $42^{\circ} 20' 26''$  East, for a distance of 131.88 feet;

THENCE along the arc of a 150.00 foot radius curve to the right, through a central angle of  $48^{\circ} 14' 33''$  for an arc distance of 126.30 feet, the chord of which bears North  $66^{\circ} 27' 43''$  East, 122.60 feet;

THENCE North  $89^{\circ} 32' 37''$  East, for a distance of 86.91 feet;

THENCE along the arc of a 500.00 foot radius curve to the right, through a central angle of  $30^{\circ} 58' 22''$  for an arc distance of 270.29 feet, the chord of which bears South  $74^{\circ} 58' 11''$  East, 267.01 feet, hereon referred to as **POINT A**;

THENCE South  $59^{\circ} 29' 00''$  East, for a distance of 225.29 feet;

THENCE South  $58^{\circ} 16' 55''$  East, for a distance of 259.72 feet;

THENCE South 74° 12' 04" East, for a distance of 159.67 feet to the **TERMINUS** of this described centerline (the sidelines of which are to be shortened or extended to intersect on a line which bears South 01° 39' 53" West and North 01° 39' 53" East from said centerline).

Also an Easement for ingress, egress and utilities over the following described property;

**COMMENCING** at described **POINT A** of the above described centerline;

THENCE North 30° 31' 00" East, for a distance of 30.00 feet to the **POINT OF BEGINNING**;

THENCE South 59° 29' 00" East, for a distance of 20.00 feet;

THENCE North 30° 31' 00" East, for a distance of 30.00 feet;

THENCE North 59° 56' 35" West, for a distance of 40.00 feet;

THENCE South 30° 31' 00" West, for a distance of 30.22 feet;

THENCE along the arc of a 530.00 foot radius curve to the right, through a central angle of 02° 09' 45" for an arc distance of 20.00 feet, the chord of which bears South 60° 33' 53" East, 20.00 feet to the **POINT OF BEGINNING**.

Also together with those easements for ingress, egress and utilities as described under Skamania County Auditor's File No. 2004154912 and Skamania County Auditor's File No. 201500475.

Planning Department - Exemption over  
records approved by:

*[Signature]* 5/4/16

Skamania County Assessor  
Date 5/4/17 Parcel# 2-5-32-4-1700  
PTN of



4/20/2017

Exhibit "B"

