

When recorded return to:

Terryl J Steeves  
and  
Ronald S Richards  
PO BOX 1056  
Stevenson, WA. 98648

### QUIT CLAIM DEED

THE GRANTOR(S) Terryl J. Steeves and 50%  
Ronald S. Richards 50%

for and in consideration of

a boundary line adjustment

in hand paid, conveys and quit claims to Terryl J. Steeves and  
Ronald S. Richards

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32565  
MAY - 9 2017

PAID in full  
Richard S. Richards  
SKAMANIA COUNTY TREASURER

Abbreviated Legal: (Required if full legal not inserted above.)

A tract of land located in Lot 1 of Stevenson  
Park Addition according to the official plat thereof on file and of record in the  
Tax Parcel Number(s): office of the auditor of Skamania County, Washington

03-07-36-1.4-2090-00  
G.S.

Dated: 5-9-2017

Terry Steever  
Ronald S. Richards

STATE OF Washington

ss.

COUNTY OF Skamania

I certify that I know or have satisfactory evidence that Ronald Richards & Terry Steever  
(is/are) the person(s) who appeared  
before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be  
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 5/9/17

Heidi B. Penner

Notary name printed or typed: Heidi B. Penner  
Notary Public in and for the State of Washington  
Residing at Carson, WA  
My appointment expires: 9-9-20



**NEW LEGAL DESCRIPTION**  
**FOR**  
**TAX PARCEL NO. (03-07-36-1-4-2090-00)**  
**April 20, 2017**

**A tract of land located in Lot 1 of STEVENSON PARK ADDITION according to the official plat thereof on file and of record in the office of the auditor of Skamania County, Washington, described as follows:**

Beginning at a point marking the intersection of the North line of Lot 1 of STEVENSON PARK ADDITION with the centerline of County Road #2029 designated as Frank Johns Road as the same was relocated in 1969 (CRP 69-17); thence along the North line of the said Lot 1, West 149 feet, to the initial point of the tract hereby described; thence South 150 feet; thence West to intersection with the West line of said Lot 1, said point being located on the Easterly right of way line of the county road known and designated as Kanaka Creek Road; thence in a northwesterly direction along the Easterly right of way line of Kanaka Creek Road to intersection with the North line of said Lot 1; thence East to the initial point.

EXCEPT that portion conveyed to Phillip N. Granley by instrument recorded September 11, 1969 in Book 61, Page 172.

**EXCEPTING THEREFROM:** that portion lying Southerly of Line "A" as described in Segment "A" attached hereto.

**INCLUDING THERETO:** That portion, conveyed in Statutory Warranty Deed to Terryl Steeves, recorded March 30, 2006 in Auditors File No. 2006161024, lying Northerly of Line "A" described as Segment "A" attached hereto.

**SEGMENT "A"**

**Commencing** at the Southwesterly corner of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington; thence following the Westerly line of said Lot 1, North  $24^{\circ}37'58''$  West, a distance of 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002SL KA WA42690LS"; thence following the easterly right-of-way line of County road known and designated as Kanaka Creek Road, over the following three (3) courses; 1) North  $24^{\circ}37'58''$  West, 74.10 feet to a point on a tangent curve concave Southwesterly having a radius of 598.00 feet; 2) thence Northwesterly along said tangent curve through a central angle of  $26^{\circ}40'59''$ , an arc length of 278.49 feet, a chord which bears North  $37^{\circ}58'28''$  West, a chord length of 275.98 feet to the point of tangent; 3) thence North  $51^{\circ}18'58''$  West, 140.18 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "KA OR 59002LS KA WA42690LS" last said point being the **Point of Beginning** of line "A"; thence

North 49°05'41''East, 65.46 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS", thence continuing North 49°05'41''East, 64.94 feet, more or less, to the center of Kanaka Creek, and the **Terminus** of Line A.

Skamania County Assessor  
 Date 5/9/17 Parcel 3-7-36-1-4-2090  
 G.S. 2900'

This boundary line adjustment is exempt  
 from City and State platting regulations as  
 provided by RCW 58.17.040(6).

  
 Stevenson Planning Administrator



Unofficial Copy