

When recorded return to:
David & Lourdes Little
432 Skamania Landing RD.
Stevenson, WA. 98648

QUIT CLAIM DEED

THE GRANTOR(S)

David Little and Lourdes Little, Husband & Wife

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32602
MAY 31 2017

for and in consideration of

0 Dollars

in hand paid, conveys and quit claims to:

David Little and Lourdes Little, Husband & Wife

PAID EXEMPT
Shirley Little
SKAMANIA COUNTY TREASURER

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:

The purpose of this deed is to affect 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 requirement 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.

See Attached Exhibit A page 1

Abbreviated Legal: (Required if full legal not inserted above.)
Lots 1 and 2 Rupprecht SP BK/PAGE 30

Tax Parcel Number(s):

03-75-36-3-0-0200-00

03-75-36-3-0-0291-00

2m 5/31/17

Dated: 5-31-17

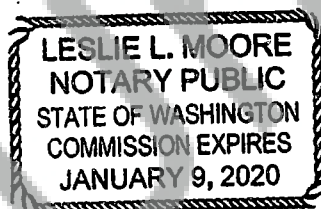
David Little Louder Little
DAVID W. LITTLE Louder Little

STATE OF Washington
COUNTY OF Skamania

ss.

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

Dated: 5-31-17



Leslie L. Moore
Notary name printed or typed: Leslie L. Moore
Notary Public in and for the State of Washington
Residing at Carson
My appointment expires: 1-9-2020

Exhibit A

Little Boundary Line Adjustment/Lot Line Elimination – Legal Description

NEW LEGAL DESCRIPTION

FOR COMBINED TAX PARCEL 03-75-36-3-0-0200 & 03-75-36-3-0-0291

Lots 1 & 2 of the Rupprecht Short Plat, recorded in Book T of Short Plats, Page 30, in the City of Stevenson, State of Washington, hereinafter irrevocably bound as one legal parcel of record.

Skamania County Assessor
Date 5/31/17 Parcel 03-75-36-3-0-200
03-75-36-3-0-291

ym

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


Stevenson Planning Administrator

OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCEL 03-75-36-3-0-0200 & 03-75-36-3-0-0291

Lot 1 and 2 of the Rupprecht Short Plat, recorded in Book T of Short Plats, Page 30, in the City of Stevenson, State of Washington.



City of Stevenson

Official Decision

Little Boundary Line Adjustment/Lot Line Elimination (BLA2017-04) 5-3-2017

On March 9th, 2017, the City of Stevenson Planning Department received a proposal from David & Lourdes Little regarding the adjustment of the boundary between Tax Parcel 03-75-36-3-0-0200 & 03-75-36-3-0-0291. The proposal, as depicted on the attached plot plan, would consolidate 2 lots into one by eliminating the boundary line between the underlying legal lots.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2017-04), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the plot plan, and the legal description approved by the Planning Director. Any deed used to further execute this adjustment shall utilize the approved legal description. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

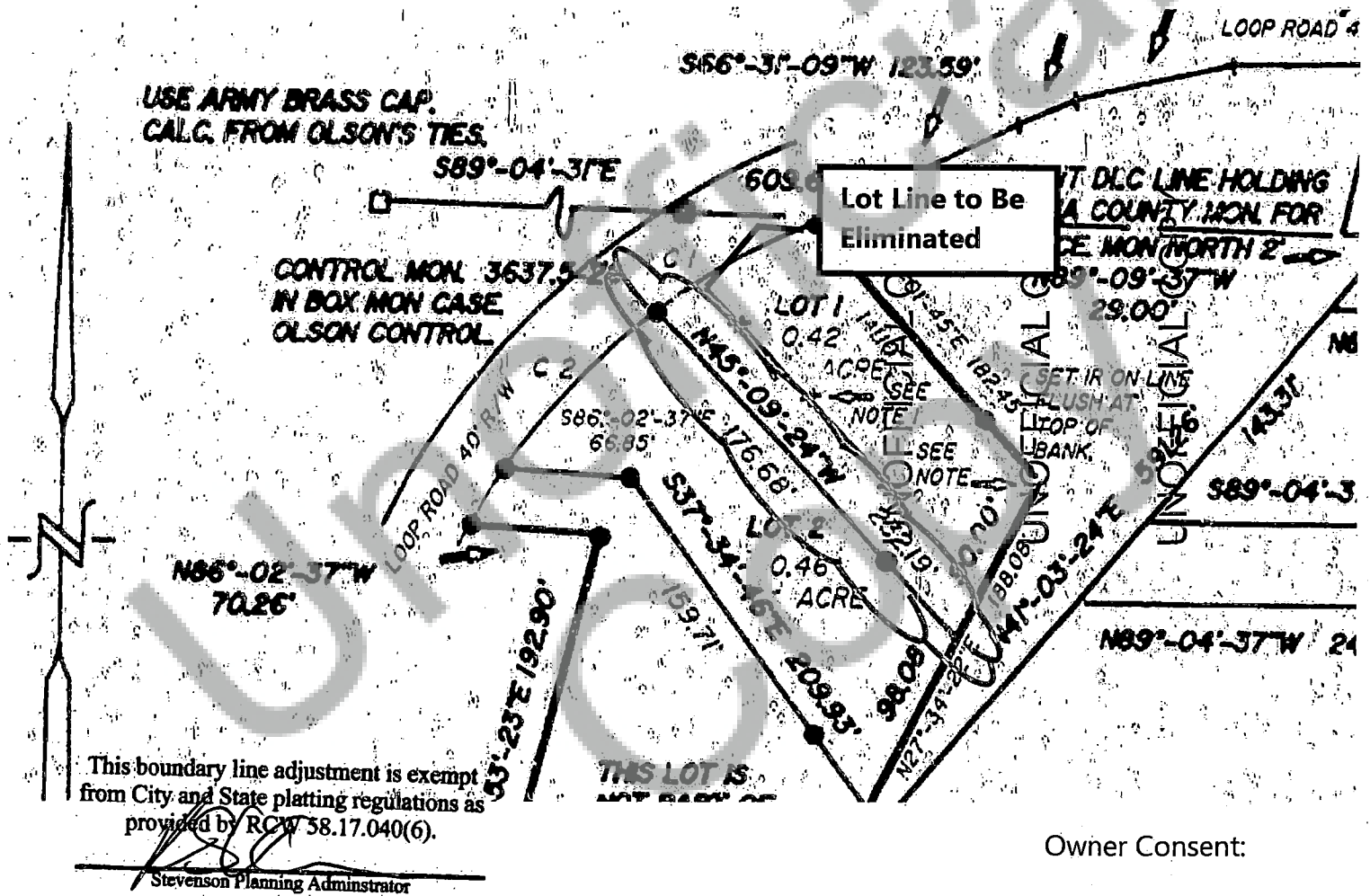
Approved by:

Ben Schumaker
Planning Director, City of Stevenson

Little Boundary Line Adjustment/Lot Line Elimination – Site Plan

SITE PLAN

FOR COMBINED TAX PARCEL 03-75-36-3-0-0200 & 03-75-36-3-0-0291



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

[Signature]
Stevenson Planning Administrator

Dale L. Lander Little 5-4-17

Signature

Date

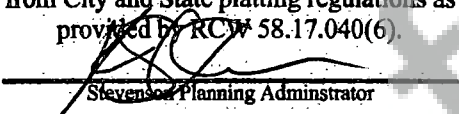
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