AFN #2017002124 Recorded Oct 11, 2017 03:43 PM DocType: DEED Filed by: John and Betty Reaney Page: 1 of 6 File Fee: \$79.00 Auditor Robert J. Waymire Skamania County, WA

When recorded return to: John L Reaney PO Box 493 Stevenson WA 98648

QUIT CLAIM DEED

THE GRANTOR(S) JOHN & Betty Reaney Frustees yes

Betty J and John L Reaney AB Living trust

for and in consideration of John of Doth Reaney, Trustees

Betty J and John L Reaney AB Living trust

in hand paid, conveys and quit claims to Boundary Change

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

see attached

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32845
0CT 1 1 2017

PAID CXLYMPT CLECKELLAND ISLAUWES SKAMANIA COUNTY TREASURER

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

Tax Parcel Number(s):

03753623240000

04.11,2017



Reaney Boundary Line Adjustment (BLA2017-05) 10-10-2017

On May 30th, 2017, the City of Stevenson Planning Department received a proposal from Jon and Betty Reaney regarding the adjustment of the boundary line separating 2 of their properties along Spruce Street (Tax Parcels 03-75-36-2-3-1690 & 2400). The proposal is depicted in detail on the attached plot plan.

FINDINGS

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

This Boundary Line Adjustment:

- 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. This finding is made in part based on the lack of response from the Skamania County Environmental Health Department;
- 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

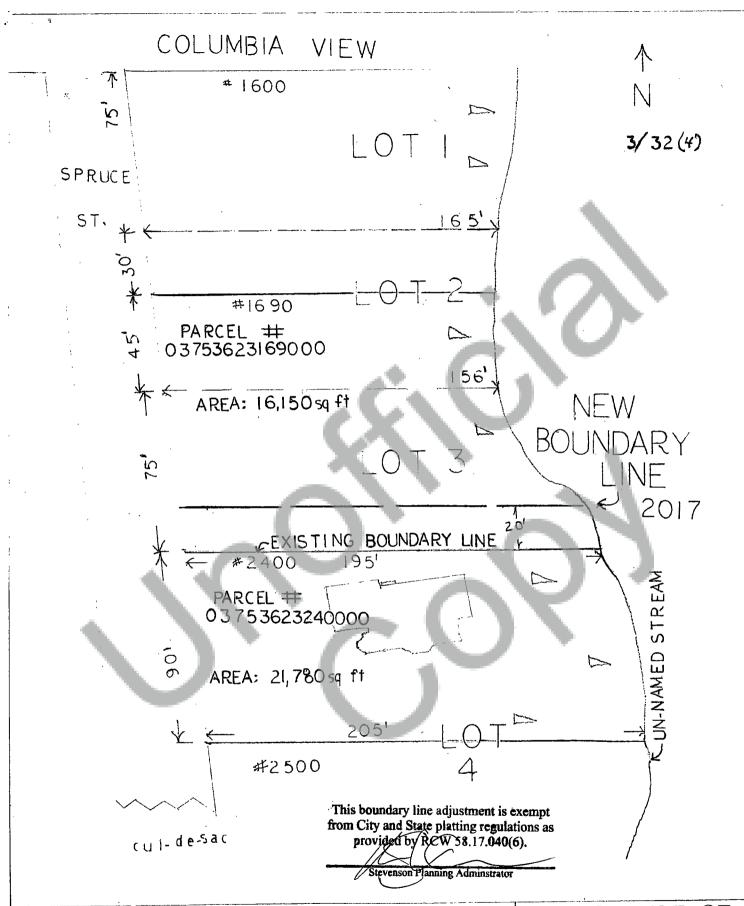
Based on these Findings, the Planning Department <u>APPROVES</u> this Boundary Line Adjustment (BLA2017-05).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the survey, 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 of 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.

007 1 () 2017 Approved by:

Planning Director, City of Stevenson

Page 1 of 3



BOUNDARY LINE ADJUSTMENT 450 SPRUCE ST

AFN #2017002124 Page: 4 of 6

Boundary Line Adjustment

Lot A, Parcel Number 03753623240000 Lot and residence at 450 NE Spruce Street, Stevenson WA 98648 Existing lot size: 0.4100 Acre

The North 90 feet of Lot 4 of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the official Plat thereof on File and of record in Book "A" of Plats on Page 100, in the County of Skamania, State of Washington.

(Property description as in 2017 Real Estate Tax Statement): N 90' LOT 4 BLK 5 2ND ADD HILL CREST BK A/PG 100 Situs: 450 NE SPRUCE ST

Proposed result of Lot A after change:

Lot A, Parcel Number 03753623240000 Lot and residence at 450 NE Spruce Street, Stevenson WA 98648 Proposed lot size: 0.500 Acre

The North 90 feet of Lot 4, and the South 20 feet of Lot 3, of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the official Plat thereof on File and of record in Book "A" of Plats on Page 100, in the County of Skamania, State of Washington.

(Property description in Real Estate Tax Description could be): N 90' LOT 4, and S 20' of Lot 3, BLK 5 2ND ADD HILL CREST BK A/PG from City and State planting regulations as Situs: 450 NE SPRUCE ST

This boundary line adjustment is exempt provided by RCW 58.17.040(6).

Stevenson Planning Adminstrator

Lot B. Parcel Number 03753623169000 Lot North of Lot A along NE Spruce Street, Stevenson, WA 98648 Existing lot size: 0.4600 Acre

All of Lot 3, and Lot 2 EXCEPT the North 30 feet thereof, of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS according to recorded Plat thereof recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington.

(Property description as in 2017 Real Estate Tax Statement): LOT 3 & S 45' LOT 2 BLK 5 2ND ADD HILL CREST BK A/PG 100

Proposed result of Lot B after change:

Lot B, Parcel Number 03753623169000 Lot North of Lot A along NE Spruce Street, Stevenson, WA 98648 Proposed lot size: 0.3700 Acre

All of Lot 3 EXCEPT the South 20 feet thereof, and All of Lot 2 EXCEPT the North 30 feet thereof, of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS according to recorded Plat thereof recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington.

(Property description in Real Estate Tax Description could be): LOT 3 EXCEPT S 20' & S 45' LOT 2 BLK 5 2ND ADD HILL CREST BK A/PG 100

> Skamania County Assessor Date 6-11-17 Parcel# 3-75-34-2-3 -2400 3-75-36-2-3-1690

AFN #2017002124 Page: 5 of 6

Boyndary Ulwa Adiustraenu

VOIANT OF TO A Server med format and of

the partner located with Mil Sporte Hrom, Secretary, Mil 19844-

BOARD BURNESS &

infractionals of CAST SUGATE TO A HER MENORING A GOOD STAND TO ENGINEER ADMINISTRATION OF THE ANALYSIS AND A CONTRACT OF THE is the birth of the course of a title and a factor of the course for the incidence of the course of the course anisald, 6W

> के अनुसार के प्राप्त के अध्यक्षित है। कि भी कि अपने कि अपने के अध्यक्षित के अध्यक्षित के अध्यक्षित के अध्यक्षि **包门外的图片的**,解

> > countries is the transfer the earlier of the

(all in resistant description)

Accided to the break on the country of the contract making there is a

The A sale to be been T

with the city second continues of the dependence of the collection in the collection of the collection for the delivery and a substant of the whole and analysis in represent

is the influence of improvement and contact from the policy court with report of This boundary has adjustment is exempt No was a superior of the state annyided by RFW 38.17,040(0). 12 1 7 000 7 10 00 00 miles

Sieven on Figure Admission

DOMEAN BY TOTAL HOOD IN A MARKED

BI SHE NOT THE HOWARD DELIKE SOME STORE BY SHELL HE IS TO HERE TO SEE

and although the control and parish to

TROPERSON AND AN ENCLOSE TO A STREET OF A PROPERSON OF A CONTRACT OF A C ACRE PRACES a configuration from the transport of acres of the Plance Co. at all the Configurations and the Configuration of the Config Smile of Warmington

> minute to the control of the Section and the control of the contro CONTRACTOR OF SMALL SWALES WELL AND SHEET RESIDENCE.

> > comments that I to I be shown become

Each Charle News Meaning Constitution

that fast of the National Street, Screenside WA 386 P. used tides to look and become of the

表现的现在分词,但是不是一个人的现在分词,这是一个人的人,但是这个人的人,但是是一个人的人的人,但是一个人的人的人的人,我们就会一个人的人,我们也可以一个人的人 Settle (1) (1997/1000 NO 1111), CROST (1 TO NO. 1220 Octobrilla, to recented Shir incolor concern Book A of Plant Page 1985 in the County of Shappered Stagent World before

> from the entire companied that the theory of the entire that the entire the entire that the en 16月27年7月27日中国的大部分区部1795。1975年光月至10月至12日本元元二十年,1975年2月21日。

ated: October 11, 2017
John L. Reaney Betty J. Reaney Bothy J. Reaney
STATE OF Washington ss.
COUNTY OF Skamania
certify that I know or have satisfactory evidence that John L. & Betty J Reaney
Trustee.
signed
his instrument, on oath stated that his authorized to execute the instrument and acknowledge it
of
to be
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.
Dated: 10-11-2017
Notary name printed or typed: Lest'e L. moore
Notary Public in and for the State of Washington Residing at Correct My appointment expires: 1-9-20 Notary Public in and for the State of Washington Residing at Correct My appointment expires: 1-9-20 STATE OF WASHINGTON COMMISSION EXPIRES JANUARY 9, 2020