

WHEN RECORDED RETURN TO:

EDWARD CALLAHAN

1091 BERGE ROAD

STEVENSON, WA 98648

DOCUMENT TITLE(S)

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

KYLE LEOPOLD VANDER BORGHT AND MARISSA MARIE VANDER BORGHT,
JILL ALCIA VANDER BORGHT AND THOMAS GEOFFRY CROWTHER, AND
JEE JULIO VANDER BORGHT AND SUSAN ELIZABETH VANDER BORGHT

☐ Additional names on page _____ of document.

GRANTEE(S):

EDWARD CALLAHAN AND PATRICIA CALLAHAN

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

SEC 27 T3N R8E WILLAMETTE MERIDIAN

☒ Complete legal on page 9 of document.

TAX PARCEL NUMBER(S):

PORTION OF PARCEL NO. 03082700020200 TO
PARCEL NO. 03082700029000 2m 2-22-18

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33097

FEB 22 2018

PAID

EXEMPT

Audrey Ann Deputy
SKAMANIA COUNTY TREASURER

LPB 01-05

When recorded return to:

Edward Callahan
1091 Berge Road
Stevenson, WA 98648

Quit Claim Deed for Boundary Line Adjustment

Grantor: KYLE LEOPOLD VANDER BORGHT and MARISSA MARIE VANDER BORGHT, a married couple, JILL ALICIA VANDER BORGHT and THOMAS GEOFFRY CROWTHER, a married couple, and JEF JULIO VANDER BORGHT AND SUSAN ELIZABETH VANDER BORGHT, a married couple

Grantee: EDWARD CALLAHAN & PATRICIA CALLAHAN, a married couple

Legal Descriptions: Tax parcel numbers 03082700020200 & 03082700029000, Located in the SE 1/4 & SW 1/4 of the NE 1/4 Section 27, Township 3 North, Range 8 East, Willamette Meridian.

This Boundary Line Adjustment made this 26th day of JANUARY, 2018, between KYLE LEOPOLD VANDER BORGHT and MARISSA MARIE VANDER BORGHT, a married couple, JILL ALICIA VANDER BORGHT and THOMAS GEOFFRY CROWTHER, a married couple, and JEF JULIO VANDER BORGHT AND SUSAN ELIZABETH VANDER BORGHT, a married couple (hereinafter referred to as "Vander Borcht") and EDWARD CALLAHAN & PATRICIA CALLAHAN, husband and wife (hereinafter referred to as "Callahan").

RECITALS

1. Vander Borcht is the owner of real property commonly known as tax parcel 03082700020200, located in the southeast quarter and southwest quarter, of the northeast quarter of Section 27, Township 3 North, Range 8 East, of the Willamette Meridian, Skamania County, Washington, (hereinafter referred to as "Vander Borcht Property"), as legally described in **Exhibit "A"** attached hereto.

2. Callahan is the owner of real property commonly known as tax parcel 03082700029000, located in the southwest quarter, of the northeast quarter of Section 27, Township 3 North, Range 8 East, of the Willamette Meridian, Skamania County, Washington, (hereinafter referred to as "Callahan Property"), as legally described in **Exhibit "B"** attached hereto.
3. The legal lot status and proposed boundary line adjustment of said parcels have been reviewed and approved, declared exempt from platting regulations and found to be in conformance with zoning standards by Skamania County Department of Community Development under Boundary Line Adjustment.
4. The parties desire to adjust property lines between the parcels in a manner that will solve encroachment issues by the Callahan Property. There is no monetary or other consideration for this Boundary Line Adjustment pursuant to WAC 458-61 A-109(2)(a)(iv).
5. It is the intention of the parties that these Recitals be and are a part of this Agreement

AGREEMENT. In consideration of the mutual covenants herein, the parties agree as follows:

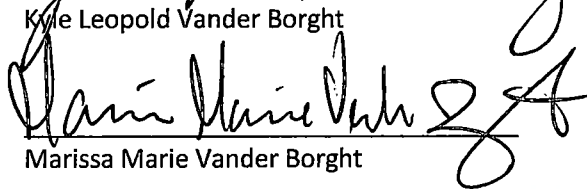
1. The parties do hereby agree and fix the common boundary line between the above described Vander Borgh and Callahan Properties as shown on attached **Exhibit "G"**.
2. To create the new boundary, and for no consideration, Vander Borgh hereby conveys and quit claims to Callahan the land legally described in **Exhibit "C"** and under the terms of a separate and a concurrent executed Quit Claim Deed Callahan conveys and quit claims to Vander Borgh the land legally described in **Exhibit "D"**.
3. The parties agree that after the boundary adjustment, their respective parcels shall be legally described as follows: The adjusted Vander Borgh Property shall be as legally described on **Exhibit "E"** and the adjusted Callahan Property shall be as legally described in **Exhibit "F"**.
4. This Boundary Line Adjustment Agreement does not create an additional lot, tract, or parcel, nor does it create any lot, tract, or parcel which contains insufficient area and dimension to meet minimum requirements for a building site. It is not intended to create a separate parcel and is therefore exempt from the requirements of the Skamania County Land Division Ordinances. The property described in **Exhibit "C"** and **Exhibit "D"** cannot be segregated and separately sold without conforming to the State of Washington and Skamania County Land Division Ordinances.
5. This Agreement shall run with the land and shall be binding upon all parties, their heirs, administrators, and assigns.

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KYLE LEOPOLD VANDER BORGHT AND MARISSA MARIE VANDER BORGHT, husband and wife



Kyle Leopold Vander Borcht



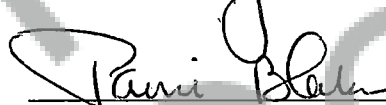
Marissa Marie Vander Borcht

STATE OF WASHINGTON)

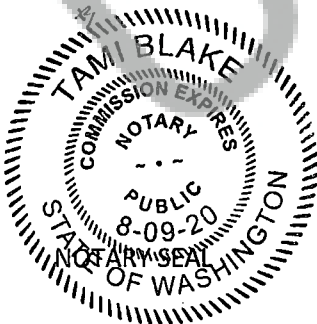
:SS

County of SKAMANIA)

On this day personally appeared before me Kyle Leopold Vander Borcht And Marissa Marie Vander Borcht, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 25th day of January, 2018.



Notary Public in and for said County and State of Washington
residing at Carson
My Appointment Expires 08-09-2020



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THOMAS GEOFFRY CROWTHER AND JILL ALICIA VANDER BORGHT, husband and wife


THOMAS GEOFFRY CROWTHER

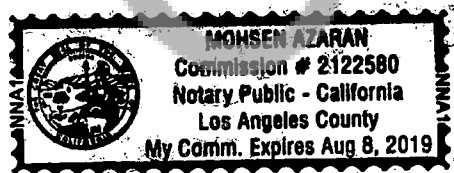

JILL ALICIA VANDER BORGHT

STATE OF CALIFORNIA)
 :SS
County of LOS ANGELES)

On this day personally appeared before me, Thomas Geoffry Crowther and Jill Alicia Vander Borcht, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Given under my hand and official seal this 3rd day of February, 2018.

Mohsen Azaran
Notary Public in and for said County and State of CA
residing at Los Angeles, CA
My Appointment Expires 8/8/2019

NOTARY SEAL



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

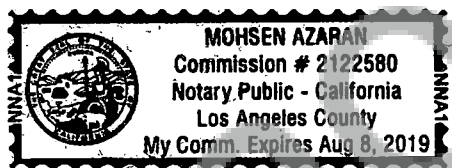
State of California

County of Los Angeles }

On 2-3-18 before me, Mohsen Azaran (Notary Public)
 Date Here Insert Name and Title of the Officer

personally appeared Thomas Geoffrey Crowther & Jill Alicia Vander Borcht
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit claim deed for Boundary Line Adjustment

Document Date: 2-3-18 Number of Pages: 14

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: See Above

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer is Representing: _____

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JEF JULIO VANDER BORGHT AND SUSAN ELIZABETH VANDER BORGHT, husband and wife


JEF JULIO VANDER BORGHT


SUSAN ELIZABETH VANDER BORGHT

STATE OF WASHINGTON)

:SS

County of SKAMANIA)

On this day personally appeared before me Jef Julio Vander Borcht And Susan Elizabeth Vander Borcht, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 25th day of January, 2018



Notary Public in and for said County and State of Washington
residing at Carson
My Appointment Expires 08-09-2020

NOTARY SEAL



EXHIBIT "A"

(description of Vander Borcht property prior to boundary line adjustment)

Parcel No. 03082700020200, Located in the SE 1/4 & SW 1/4 of the NE 1/4 Section 27, Township 3 North, Range 8 East, Willamette Meridian.

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains, thence South 20 chains; thence West 20 chains; thence North 20 chains to the point of beginning;

EXCEPT that portion thereof lying Southerly of County Road No. 3036 designated as the Berge Road;

EXCEPT the following described tract:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 607.8 feet; thence South $01^{\circ} 51'$ West 763.5 feet to the centerline of the County Road known and designated as the Berge Road; thence along the centerline of said road South $64^{\circ} 36'$ West 552.8 feet; thence Westerly along the centerline of said road on a 30° curve to the right 90 feet to the West line of the Robbins D.L.C.; thence North along said West line 1,021.4 feet to the point of beginning.

AND EXCEPT the following described tract:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains; thence South to intersection with the centerline of the County Road known and designated as the Berge Road, said point being the initial point of the tract hereby excepted; thence Westerly following the centerline of said road 416 feet; thence North 238 feet; thence Easterly parallel to the centerline of said road to a point North of the initial point; thence South 238 feet; more or less, to the initial point.

Skamania County Assessor

Date 2-22-18 Parcel# 03082700020200
03082700027000

Ym

EXHIBIT "B"

(description of Callahan property prior to boundary line adjustment)

Parcel No. 03082700029000, Located in the SW 1/4 of the NE 1/4 Section 27, Township 3 North, Range 8 East, Willamette Meridian.

A tract of land in the Joseph Robbins Donation Land Claim in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Northwest corner of the Bobbins D.L.C. aforesaid; thence East 620 feet, more or less; thence South 600 feet, more or less, to the centerline of the County Road Ho. 3036, designated as Berge Road; thence in a Southwesterly direction approximately 700 feet, more or less, to the West line of the Joseph Robbins D.L.C.; thence North to the Northwest Corner of the Joseph Robbins D.L.C., said corner also being the True Point of Beginning.

EXCEPT any portion thereof, lying Westerly of the Centerline of the County Road designated as Kelly Henke Road.

ALSO EXCEPT that portion conveyed to Mark L. Bausch et. ux., by instrument recorded April 29, 1974 in Book 66, Page 642, in Auditor's File No. 7419, Skamania County Deed Records.

EXHIBIT "C"

AREA OF TRANSFER

Vander Borcht
(Parcel No. 03082700020200)
To
Callahan
(Parcel No. 03082700029000)

Commencing at the northwest corner of the Robins DLC; thence South 89°48'22" East, 607.80 feet along the north line thereof; thence South 01°51'00" West, 364.59 feet to the **Point of Beginning**; thence South 60°21'26" East, 68.19 feet; thence South 53°43'22" East, 39.82 feet; thence South 18°03'42" East, 39.46 feet; thence South 26°00'32" East, 63.02 feet; thence South 01°54'50" West, 35.53 feet; thence South 34°49'06" East, 76.35 feet; thence South 51°15'30" East, 18.88 feet; thence South 37°51'01" East, 61.99 feet, more or less, to a point on the northerly right of way of Berge Road, said point being on a curve concave southerly, having a radius of 378.10 feet; thence southwesterly along the northerly right of way of said Berge Road for the next two (2) courses; 1) thence southwesterly through a central angle of 18°28'55", an arc length of 121.96 feet, a chord which bears South 75°13'03" West, a chord length of 121.44 feet; 2) thence South 65°58'35" West 103.34 feet more or less to the southwest corner of that tract of land described in Statutory Warranty Deed, Recorded in Auditor's File Number, 2017001726; thence North 01°51'00" East, 368.57 feet along said tract back to the **Point of Beginning**.

Containing 0.90 acres more or less.

Planning Department - BLA Approved By: *AP* 2/21/18

EXHIBIT "D"

AREA OF TRANSFER

Callahan
(Parcel No. 03082700029000)
To
Vander Borcht
(Parcel No. 03082700020200)

Commencing at the northwest corner of the Robins DLC; thence South $89^{\circ}48'22''$ East, 607.80 feet along the north line thereof, to the **Point of Beginning**, said point being the northwest corner of that tract described in Statutory Warranty Deed, Recorded in Auditor's File Number, 2017001726;
thence South $01^{\circ}51'00''$ West, 364.59 feet, along the west line of said tract;
thence North $60^{\circ}21'26''$ West, 30.49 feet more or less to a point on the east right of way line of Kelly - Henke Road, last said point being on a curve concave southwest, having a radius of 620.00 feet;
thence northwesterly along the easterly right of way of said Kelly - Henke Road for the next two (2) courses;
1) thence northwesterly along through a central angle of $21^{\circ}36'03''$, an arc length of 233.74 feet, a chord which bears North $11^{\circ}01'29''$ West, a chord length of 232.36 feet;
2) thence North $21^{\circ}49'32''$ West, 131.09 feet more or less to a point on the north line of said Robins DLC;
thence South $89^{\circ}48'22''$ East, 131.44 feet, more or less, along said north line back to the **Point of Beginning**.

Containing 0.54 acres more or less.

Planning Department - BLA Approved By: *AP* 2/21/18

EXHIBIT "E"

(description of adjusted Vander Borcht property)

*Vander Borcht
Parcel No. 03082700020200
January 11, 2018*

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains, thence South 20 chains; thence West 20 chains; thence North 20 chains to the point of beginning;

EXCEPT that portion thereof lying Southerly of County Road No. 3036 designated as the Berge Road;

EXCEPT the following described tract:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 607.8 feet; thence South $01^{\circ} 51'$ West 763.5 feet to the centerline of the County Road known and designated as the Berge Road; thence along the centerline of said road South $64^{\circ} 36'$ West 552.8 feet; thence Westerly along the centerline of said road on a 30° curve to the right 90 feet to the West line of the Robbins D.L.C.; thence North along said West line 1,021.4 feet to the point of beginning.

AND EXCEPT the following described tract:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains; thence South to intersection with the centerline of the County Road known and designated as the Berge Road, said point being the initial point of the tract hereby excepted; thence Westerly following the centerline of said road 416 feet; thence North 238 feet; thence Easterly parallel to the centerline of said road to a point North of the initial point; thence South 238 feet; more or less, to the initial point.

EXCEPTING THEREFROM:

Commencing at the northwest corner of the Robins DLC; thence South $89^{\circ} 48' 22''$ East, 607.80 feet along the north line thereof; thence South $01^{\circ} 51' 00''$ West, 364.59 feet to the **Point of Beginning**; thence South $60^{\circ} 21' 26''$ East, 68.19 feet; thence South $53^{\circ} 43' 22''$ East, 39.82 feet; thence South $18^{\circ} 03' 42''$ East, 39.46 feet; thence South $26^{\circ} 00' 32''$ East, 63.02 feet; thence South $01^{\circ} 54' 50''$ West, 35.53 feet; thence South $34^{\circ} 49' 06''$ East, 76.35 feet; thence South $51^{\circ} 15' 30''$ East, 18.88 feet; thence South $37^{\circ} 51' 01''$ East, 61.99 feet, more or less, to a point on the northerly right of way of Berge Road, said point being on a curve concave southerly, having a radius of 378.10 feet; thence southwesterly along the northerly right of way of said Berge Road for the next two (2) courses; 1) thence southwesterly through a central angle of $18^{\circ} 28' 55''$, an arc length of 121.96 feet, a chord which bears South $75^{\circ} 13' 03''$ West, a chord length of 121.44 feet; 2) thence South $65^{\circ} 58' 35''$ West 103.34 feet more or less to the southwest corner of that tract of land described in Statutory Warranty Deed, Recorded in Auditor's File Number, 2017001726; thence North $01^{\circ} 51' 00''$ East, 368.57 feet along said tract back to the **Point of Beginning**.

EXHIBIT "E" (continued)**INCLUDING THERETO:**

Commencing at the northwest corner of the Robins DLC; thence South $89^{\circ}48'22''$ East, 607.80 feet along the north line thereof, to the **Point of Beginning**, said point being the northwest corner of that tract described in Statutory Warranty Deed, Recorded in Auditor's File Number, 2017001726; thence South $01^{\circ}51'00''$ West, 364.59 feet, along the west line of said tract; thence North $60^{\circ}21'26''$ West, 30.49 feet more or less to a point on the east right of way line of Kelly - Henke Road, last said point being on a curve concave southwest, having a radius of 620.00 feet; thence northwesterly along the easterly right of way of said Kelly - Henke Road for the next two (2) courses;

- 1) thence northwesterly along through a central angle of $21^{\circ}36'03''$, an arc length of 233.74 feet, a chord which bears North $11^{\circ}01'29''$ West, a chord length of 232.36 feet;
- 2) thence North $21^{\circ}49'32''$ West, 131.09 feet more or less to a point on the north line of said Robins DLC;

thence South $89^{\circ}48'22''$ East, 131.44 feet, more or less, along said north line back to the **Point of Beginning**.

Planning Department - BLA Approved By: *AP 2/21/18*

EXHIBIT "F"

(description of adjusted Callahan property)

*Callahan
Parcel No. 03082700029000
January 11, 2018*

A tract of land in the Joseph Robbins Donation Land Claim in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Northwest corner of the Bobbins D.L.C. aforesaid; thence East 620 feet, more or less; thence South 600 feet, more or less, to the centerline of the County Road Ho. 3036, designated as Berge Road; thence in a Southwesterly direction approximately 700 feet, more or less, to the West line of the Joseph Robbins D.L.C.; thence North to the Northwest Corner of the Joseph Robbins D.L.C., said corner also being the True Point of Beginning.

EXCEPT any portion thereof, lying Westerly of the Centerline of the County Road designated as Kelly Henke Road.

ALSO EXCEPT that portion conveyed to Mark L. Bausch et. ux., by instrument recorded April 29, 1974 in Book 66, Page 642, in Auditor's File No. 7419, Skamania County Deed Records.

EXCEPTING THEREFROM:

Commencing at the northwest corner of the Robins DLC; thence South 89°48'22" East, 607.80 feet along the north line thereof, to the **Point of Beginning**, said point being the northwest corner of that tract described in Statutory Warranty Deed, Recorded in Auditor's File Number, 2017001726; thence South 01°51'00" West, 364.59 feet, along the west line of said tract; thence North 60°21'26" West, 30.49 feet more or less to a point on the east right of way line of Kelly - Henke Road, last said point being on a curve concave southwest, having a radius of 620.00 feet; thence northwesterly along the easterly right of way of said Kelly - Henke Road for the next two (2) courses;

- 1) thence northwesterly along through a central angle of 21°36'03", an arc length of 233.74 feet, a chord which bears North 11°01'29" West, a chord length of 232.36 feet;
- 2) thence North 21°49'32" West, 131.09 feet more or less to a point on the north line of said Robins DLC;

thence South 89°48'22" East, 131.44 feet, more or less, along said north line back to the **Point of Beginning**.

EXHIBIT "F" (continued)**INCLUDING THERETO:**

Commencing at the northwest corner of the Robins DLC; thence South 89°48'22" East, 607.80 feet along the north line thereof; thence South 01°51'00" West, 364.59 feet to the **Point of Beginning**;
 thence South 60°21'26" East, 68.19 feet;
 thence South 53°43'22" East, 39.82 feet;
 thence South 18°03'42" East, 39.46 feet;
 thence South 26°00'32" East, 63.02 feet;
 thence South 01°54'50" West, 35.53 feet;
 thence South 34°49'06" East, 76.35 feet;
 thence South 51°15'30" East, 18.88 feet;
 thence South 37°51' 01" East, 61.99 feet, more or less, to a point on the northerly right of way of Berge Road, said point being on a curve concave southerly, having a radius of 378.10 feet;
 thence southwesterly along the northerly right of way of said Berge Road for the next two (2) courses;
 1) thence southwesterly through a central angle of 18°28'55", an arc length of 121.96 feet, a chord which bears South 75°13'03" West, a chord length of 121.44 feet;
 2) thence South 65°58'35" West 103.34 feet more or less to the southwest corner of that tract of land described in Statutory Warranty Deed, Recorded in Auditor's File Number, 2017001726;
 thence North 01°51'00" East, 368.57 feet along said tract back to the **Point of Beginning**.

Planning Department - BLA Approved By: *AP 2/21/18*

"EXHIBIT G"**BOUNDARY LINE ADJUSTMENT**

LOCATED IN ROBINS D.L.C.
SE 1/4, AND THE SW 1/4, OF THE NE 1/4
SECTION 27 T. 3N., R. 8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

