

When recorded return to:

Chris Combs
19215 SE 34th Street
Suite 106, #315
Camas, WA 98607

QUIT CLAIM DEED

THE GRANTOR(S)
Christopher Scott Combs
Ginny Ann Combs

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33303
JUN 18 2018

for and in consideration of

Lot line elimination of two adjacent parcels

in hand paid, conveys and quit claims to

PAID Exempt
Christopher Scott Combs
SKAMANIA COUNTY TREASURER

Christopher Scott Combs
Ginny Ann Combs

Ab. LEGAL = Parcel 1: The east half of Lot 8 and the South
20 Feet of Lot 9, Conty of Skamania, State of Washington

Parcel 2: Lot 3, Block 6, Second Addition to Hill Crest Acres

TAX Parcel 03-75-36-2-3-0200
03-75-36-3-2-3500

Full legal Description See Exhibit A

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:

PARCEL 1: 03-75-36-3-2-3500-00

The east half of Lot 8 and the South 20 feet of Lot 9, county of Skamania, State of Washington

PARCEL 2: 03-75-36-2-3-0200-00

Lot 3, Block 6, Second addition to Hill Crest Acre tracts

Excepting Therefrom that portion described in Deed recorded July 21, 2015 Skamania County Auditor File No. 2015001480, more particularly described as follows:

Beginning at the southeast corner of said Lot 3; thence along the south line of said lot, North 89°08'20" West a distance of 13.35 feet to a 1/2" iron rod with yellow plastic cap marked, "WYEST PLS 29288" thence North 89°20'16" East, a distance of 10.36 feet to a similar iron rod on the East Line of said Lot 3; thence along said East Line, South 20°11'22" East, a distance of 3.98 feet to the point of beginning.

Parcel 1 and Parcel 2, as noted above, irrevocably bound as one parcel of record

THREE ATTACHMENTS

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

Tax Parcel Number(s):

Tax Parcel 03-75-36-2-3-0200

Tax Parcel 03-75-36-3-2-3500

Dated: 6/18/18



CHRIS COMBS



Ginny Combs

STATE OF WASHINGTON

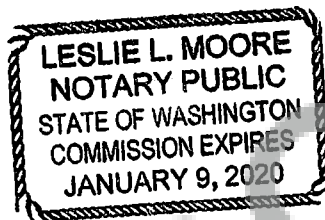
COUNTY OF SKAMANIA

I certify that I know or have satisfactory evidence that CHRISTOPHER SCOTT COMBS & GINNY ANN COMBS

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that CHRISTOPHER SCOTT COMBS & GINNY ANN COMBS

signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/18/18



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



City of Stevenson **Official Decision**

Combs **Boundary Line Adjustment/Lot Line Elimination (BLA2018-03)** **6-4-2018**

On May 14th, 2018, the City of Stevenson Planning Department received a proposal from Chris and Ginny Combs regarding the elimination of the boundary line separating within Tax Parcels 03-75-36-2-3-0200 and 03-75-36-3-2-3500. The proposal, as depicted on the attached plot plan, would consolidate the 2 lots into one by eliminating the boundary lines 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 (BLA2018-03), 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:

JUN 8 4 2018

Ben Shomaker
Planning Director, City of Stevenson

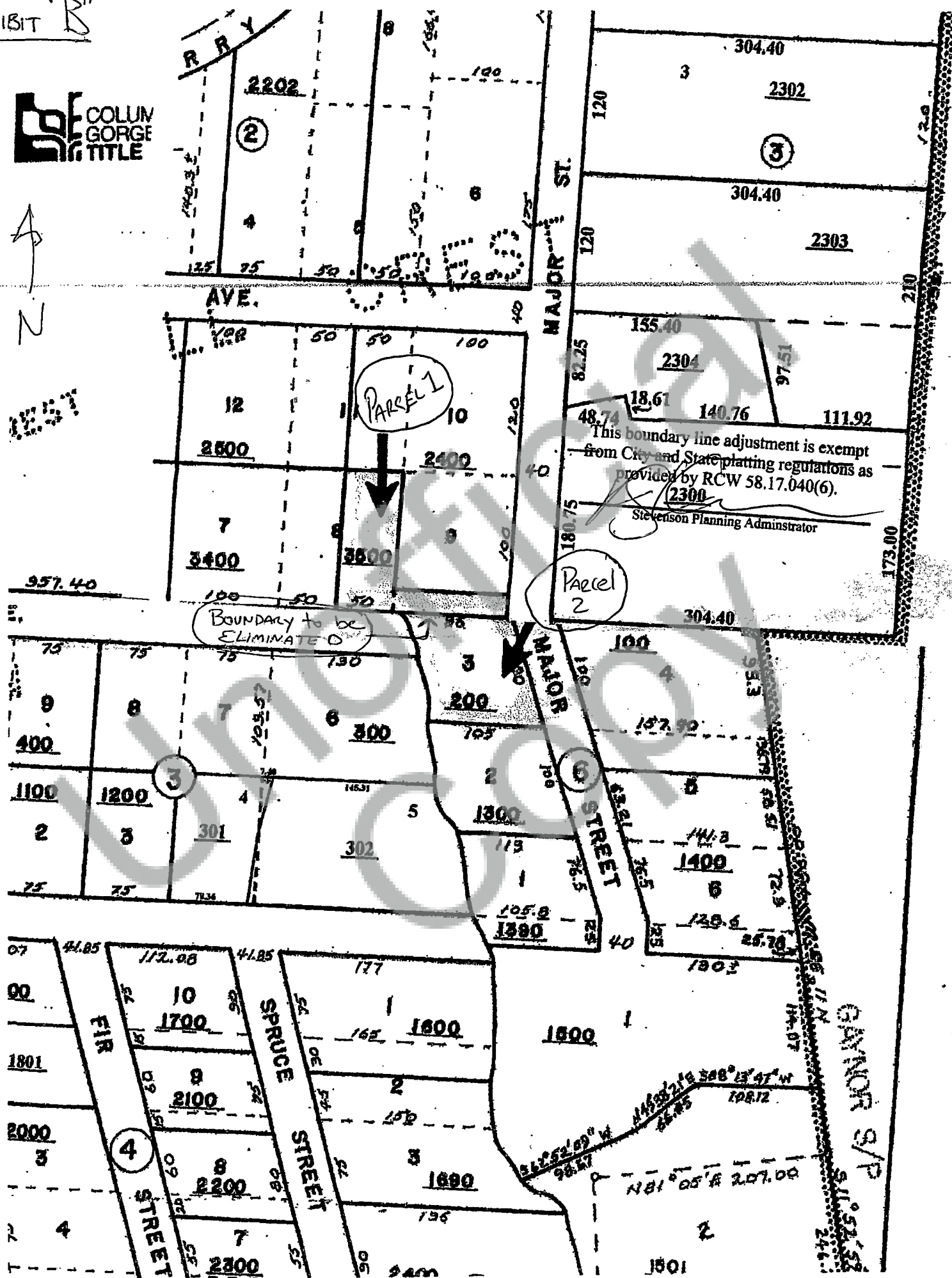
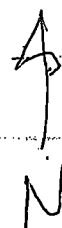


EXHIBIT "A"

NEW LEGAL DESCRIPTION

PARCEL I: 03-75-36-3-2-3500-00

The East Half of Lot 8 and the South 20 feet of Lot 9, Block 1, FIRST ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 97, County of Skamania, State of Washington.

PARCEL II: 03-75-36-2-3-0200-00

Lot 3, Block 6, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 100, County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion as described in Deed recorded July 21, 2015 Skamania County Auditor File No. 2015001480, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence along the South line of said lot, North 89°08'20" West, a distance of 13.35 feet to a ½" iron rod with yellow plastic cap marked "WYEAST PLS 29288" thence North 23°48'51" East, a distance of 4.00 feet to a similar iron rod; thence South 89°20'16" East, a distance of 10.36 feet to a similar iron rod on the East line of said Lot 3; thence along said East line, South 20°11'22" East, a distance of 3.98 feet to the point of beginning.

Parcel I and Parcel II, as noted above, irrevocably bound as one parcel of record.

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


Stevenson Planning Administrator

Skamania County Assessor
Date 6-18-18 Parcel# 3-75-36-3-2-3500
3-75-36-2-3-0200
2-3

