

Eric E & Tiffany K Klopman
40910 SE 30th Street
Washougal, WA 98671
Grantee's Name and Address

33484
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

After recording, return to (Name, Address, Zip):

SEP 17 2018

Eric E & Tiffany K Klopman
40910 SE 30th Street
Washougal, WA 98671

PAID Klopman
by deputy
SKAMANIA COUNTY TREASURER

Tax Lot 01050500080000
Tax Lot 01050500080100

Space Above for Recording Information Only

**PROPERTY LINE ADJUSTMENT
QUIT CLAIM**

A. PARTY:

This Property Line Adjustment is made and entered into by **Eric E & Tiffany K Klopman**, husband and wife, owners of that certain tract of land described in Statutory Warranty Deed, Recorded May 2, 2018 in Auditor's File No. 2018000878. Bing The West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, Tax Lot 01050500080000 and The East half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, Tax Lot 01050500080100, hereafter referred to as "**Klopman**" collectively "**Grantor/Grantee**" each as tenants in common as to the following described real estate, situated in the County of ~~Clark~~ Skamania, State of Washington:

B. RECITALS:

1. "**Klopman**" is the owner of certain real properties located in Skamania County, Washington, known as Tax Lot No. 01050500080000 and Tax Lot No. 01050500080100, respectively, and more particularly described on the attached **Exhibit "A"** incorporated by reference herein records of ~~Clark~~ Skamania County, Washington.
2. Tax Lot No's 01050500080000 and Tax Lot No 01050500080100, share common boundaries.
3. **GRANTOR/GRANTEE "Klopman"** wish to adjust the boundaries of the lots to better fit the existing usage of the property and to ensure area requirements are meet.
4. It is the intention of the Owners that these Recitals be and are a part of this Agreement.

C. AGREEMENT: Now therefore, in consideration of the above premises, and other goods and valuable consideration, and receipt of which is hereby acknowledged, and for the purpose of adjusting the common legal, and physical property line, between parcels described herein, it is agreed as follows:

1. It is hereby agreed that the "Klopman" adjusted Tax Lot No's 01050500080000 is described on attached Exhibit "B" and Tax Lot No 01050500080100 is described on attached Exhibit "C".

2. In order to effectuate this property line adjustment, "Klopman-Baerselman" hereby convey and quit claim any fee interest in the property described in Exhibit "B and C" and shown on Exhibit "D" herein lying within the adjusted parcels.

Planning Department - BLA Approved By: [Signature]
APL 9/11/18

PROPERTY LINE ADJUSTMENT - 1

3. It is hereby agreed that the "Klopman" adjust Tax Lot No's 01050500080000 and Tax Lot No 01050500080100, as depicted as shown on the attached Exhibit "D" new property configuration.

4. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interest, or claims.

5. The terms and conditions of the Property Line Adjustment shall be and hereby are made binding on heirs, administrator, executors, personal representatives, successors, and or assigns of the parties hereto.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of owned by Grant and grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat ordinance. The property described in the deed cannot be segregated and sold without conforming to the state of Washington and Skamania County subdivision laws.

(The remainder of this page is intentionally left blank)

ROPERTY LINE ADJUSTMENT- 3

EXHIBIT "A"

Planning Department - BLA Approved By:
APL 9/11/18

LEGAL DESCRIPTION

Tax Lot No. 01050500080000 and Tax Lot No. 01050500080100

Tax Lot 01050500080000

The West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Tax Lot 01050500080100

The East half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.



Klein & Associates, Inc.

Engineering, Land Surveying, Planning

Hood River, OR
1411 13TH STREET, 97031
(541)386-3322

Camas, WA
2517 252ND AVE, 98607
(360) 687-0500

Bingen, WA
PO Box 786, 98605
(509) 493-3111

EXHIBIT "B"

New Legal Description

Tax lot 01050500080000

Planning Department - BLA Approved By:
APL 9/14/18

A parcel of land located in the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, County of Skamania, State of Washington, being more particularly described as follows;

The West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington,

INCLUDING THERETO the following description;

The North half of the East half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian,

EXCEPTING THEREFROM the following described tract of land;

A tract of land located in the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows;

COMMENCING at the Southeast corner of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, said point being North 89°00'38" West, 493.53 feet from the South Quarter Corner of said Section 5;

Thence North 00°38'25" East, along the East line of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of said Section 5, a distance of 180.04 feet to the **POINT OF BEGINNING**;

Thence South 82°07'20" West, 12.55 feet;

Thence North 08°10'36" West, 36.01 feet;

Thence North 82°07'20" East, 18.13 feet to a point on the East line of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of said Section 5;

Thence South 00°38'25" West, along the East line of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of said Section 5, a distance of 18.13 feet back to the **POINT OF BEGINNING**.



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EXHIBIT "C"

New Legal Description Planning Department - BLA Approved By:
Tax lot 01050500080100 APL 9/11/18

A parcel of land located in the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, County of Skamania, State of Washington, being more particularly described as follows;

The East half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington,

EXCEPTING THEREFROM the following description;

The North half of the East half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian;

INCLUDING THERETO the following described tract of land;

A tract of land located in the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows;

COMMENCING at the Southeast corner of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, said point being North 89°00'38" West, 493.53 feet from the South Quarter Corner of said Section 5;

Thence North 00°38'25" East, along the East line of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of said Section 5, a distance of 180.04 feet to the POINT OF BEGINNING;

Thence South 82°07'20" West, 12.55 feet;

Thence North 08°10'36" West, 36.01 feet;

Thence North 82°07'20" East, 18.13 feet to a point on the East line of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of said Section 5;

Thence South 00°38'25" West, along the East line of the West half of the West half of the East half of the Southeast quarter of the Southwest quarter of said Section 5, a distance of 18.13 feet back to the POINT OF BEGINNING.

Skamania County Assessor

Date 9-17-18 Parcel# 1-5-5-800
1-5-5-801

AREA NOTE:

TAX LOT	ORIGINAL AREA	NEW AREA
01050500080000	4.99 ACRES	7.48 ACRES
01050500080100	5.00 ACRES	2.51 ACRES

EXHIBIT "D"

SCALE - FEET

N89°06'53"W 2628.14'

1/16 CORNER
COMPUTED
PER BOOK 3
PAGE 224

Planning Department - BLA Approved By:
APL 9/11/18

1/16 CORNER
COMPUTED
PER BOOK 3
PAGE 224

LEGEND

⊙ FOUND MONUMENT AS PER
R.O.S. BOOK 3, PAGE 224

⊙ FOUND MONUMENT AS PER
A.F.N. 2004154515

□ COMPUTED ANGLE POINT,
NOT MONUMENTED

R.O.S. RECORD OF SURVEY

A.F.N. AUDITOR'S FILE NUMBER

— FENCE LINE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N00°38'25"E	180.04'
L2	S82°07'20"W	12.55'
L3	N08°10'36"W	36.01'
L4	N82°07'20"E	18.13'

FOUND AND HELD
3" BRASS DISK PER
R.O.S. BOOK 3,
PAGE 224

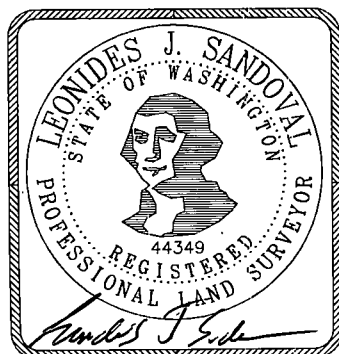
AGATE ROAD
(PVT.)

BELLE-CENTER
ROAD

S89°00'38"E 2632.16'

POINT OF
COMMENCING

FOUND AND HELD 5/8"
REBAR FOR SOUTH 1/4 CORNER
PER R.O.S. BOOK 3, PAGE 224

**BASIS OF BEARINGS**

RECORD OF SURVEY NO. BOOK 3, PAGE 224

ORIGINAL
BOUNDARY
LINE

NEW BOUNDARY
LINE

STATUTORY
WARRANTY DEED
A.F.N. 2018000878

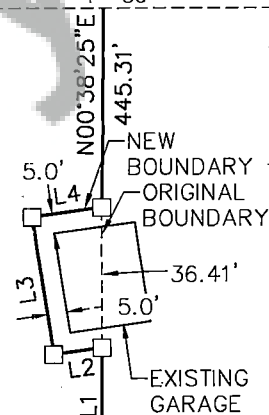
SEE DETAIL

NEW BOUNDARY
LINE

EXISTING
DRIVEWAY

DETAIL

1"=50'

**BOUNDARY LINE ADJUSTMENT**

SE 1/4 OF THE SW 1/4
SECTION 5, T.1N., R.5E., W.M.

**Klein & Associates, Inc.**

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 180613
FILE No: 180613BLA
FILE PATH:
LAYOUT: 8X11
SURVEYED: KA
DESIGN: --
DRAFT: ADS
APPROVE: LS
DATE: 07/2018
SHEET 1 OF 1 SHEETS

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.
Owner of Tax Lot No's 01050500080100

[Signature]
by Eric E Klopman

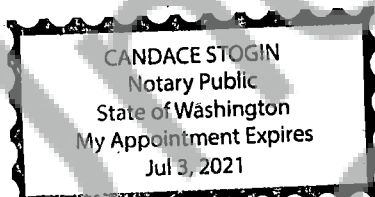
[Signature]
by Tiffany K Klopman

Date: 9-5-18

STATE OF WASHINGTON)

County of Clallam) ss.
Skamania)

I certify that I know or have satisfactory evidence that _____ is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes
mentioned in this document.

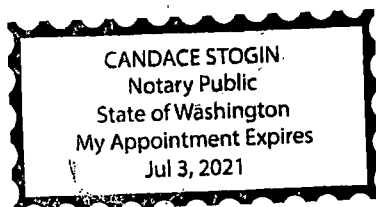


[Signature]
NOTARY PUBLIC signature
The State of WA
Residing at 733 E St Washington
My Commission Expires: 7-3-2021

STATE OF WASHINGTON)

County of Clallam) ss.
Skamania)

I certify that I know or have satisfactory evidence that _____ is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes
mentioned in this document.



[Signature]
NOTARY PUBLIC signature
The State of WA
Residing at 733 E St Washington
My Commission Expires: 7-3-2021