

AFTER RECORDING MAIL TO:

Name DANIEL VAVRINEK
Address 2844 NW McDERMOTT PL
City/State BEND, OR 97703

Quit Claim Deed

THE GRANTOR DANIEL R + PATRICIA L
VAVRINEK TRST EE
DANIEL + PATRICIA VAVRINEK REV TRST
for and in consideration of NA

conveys and quit claims to DANIEL + PATRICIA
VAVRINEK TRST EE

DANIEL + PATRICIA REV TRST
the following described real estate, situated in the County of _____, State of Washington,
together with all after acquired title of the grantor(s) therein:

LOTS 12 + 13 BLK 2 CASCADE EDITION PAGE 62
BK A FULL LEGAL ON EXHIBIT A

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX.

33551.
OCT 29 2018

PAID EXEMPT
Audrey Palmer Deputy
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s):

03-07-36-3-4-4200-00
ym 10-29-18

Dated

10/24/, 1918

Daniel Vavrinek
(Individual)
Audrey Palmer
(Individual)

By _____

(President)

By _____


(Secretary)

STATE OF OREGON } SS.
 County of DESCHUTES

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Daniel R. VAURINEK AND
PATRICIA VAURINEK to me known
 to be the individual(s) 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 24th day of OCTOBER 2018



OFFICIAL SEAL
 JUANITA M HYDE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 951329
 MY COMMISSION EXPIRES JUNE 16, 2020

Juanita M Hyde
 Notary Public in and for the State of OREGON
 residing at Bevo Oregon

My appointment expires 6/16/2020

STATE OF WASHINGTON, } SS.
 County of _____

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
 Washington, duly commissioned and sworn, personally appeared _____
 _____ and _____ to me known to be the
 _____ President and _____ Secretary, respectively, of _____
 _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
 act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
 authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

 Notary Public in and for the State of Washington,
 residing at _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____.



City of Stevenson

Official Decision

Vavrinek Boundary Line Adjustment/Lot Line Elimination (BLA2018-07) 10-22-2018

On August 2nd, 2018, the City of Stevenson Planning Department received a proposal from Daniel and Patricia Vavrinek regarding the elimination of the lot lines within Tax Parcel 03-07-36-3-4-4200. The proposal, as depicted on the attached plot plan, would consolidate 2 of the existing 4 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 (BLA2018-07), 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:

OCT 22 2018

Bert Shumaker
Planning Director, City of Stevenson

EXHIBIT A

Vavrinek Boundary Line Adjustment/Lot Line Elimination – Legal Description

NEW LEGAL DESCRIPTION

FOR COMBINED TAX PARCEL 03-07-36-3-4-4200-00

PARCEL I

Lots 12 & 13, Block 2 CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof recorded at Page 62, of Book 'A' of Plats, Records of Skamania County, Washington hereinafter irrevocably bound as one legal parcel of record.

PARCEL II

Lot 14 and the North 40 feet of Lot 15, Block 2 CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof recorded at Page 62, of Book 'A' of Plats, Records of Skamania County, Washington.

Skamania County Assessor

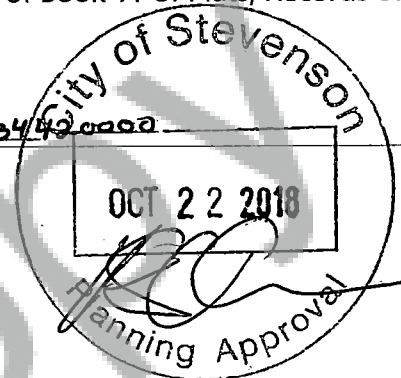
Date 10-29-18 Parcel# 03073634420000

Jm

Skamania County Assessor

Date 10-23-18 Parcel# 03073634420000

Jm



OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCEL 03-07-36-3-4-4200-00

Lots 12, 13, and 14; and the North 40 feet of Lot 15, Block 2 CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof recorded at Page 62, of Book 'A' of Plats, Records of Skamania County, Washington.

July 28, 2018

Willard Boundary Line Adjustment/ Lot Line Elimination

SITE PLAN

FOR COMBINED TAX PARCEL 03-07-36-3-4-4200-00

