



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

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

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

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

34134
OCT 15 2019

PAID

Tax Lot 01050500080000
Tax Lot 01050500090700

Space Above for Recording Information Only
SKAMANIA COUNTY TREASURER

ym 10-15-19

**BOUNDARY LINE ADJUSTMENT
QUIT CLAIM**

Planning Department - BLA Approved By:

APC 10/15/19

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Grantor and Grantee; it is not intended to create a separate parcel and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws

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 September 17, 2018 in Auditor's File No. 2018001897, being Skamania County Tax Lot 01050500080000, and the owners of that certain tract of land described in Statutory Warranty Deed, Recorded March 28, 2019 in Auditor's File No. 2019000455, being Skamania County Tax Lot 01050500090700. **Eric E & Tiffany K Klopman** 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 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. 01050500090700, respectively, and more particularly described on the attached **Exhibit "A"** incorporated by reference herein records of Skamania County, Washington.
2. Tax Lot No's 01050500080000 and Tax Lot No 01050500090700, 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 met.
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 01050500090700 is described on attached **Exhibit “C”**.

2. In order to effectuate this property line adjustment, “Klopman” 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.

3. It is hereby agreed that the “Klopman” adjust Tax Lot No’s 01050500080000 and Tax Lot No 01050500090700, as depicted as shown on the attached **Exhibit “D”** new property configuration.

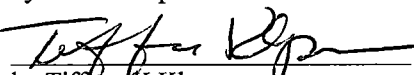
4. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interest, or claims.

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

(The remainder of this page is intentionally left blank)

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.
Owner of Tax Lot No's 01050500080000


by Eric E Klopman



by Tiffany K Klopman

9-24-19
Date:

STATE OF WASHINGTON)
County of Clark) ss.
~~Skamania~~)

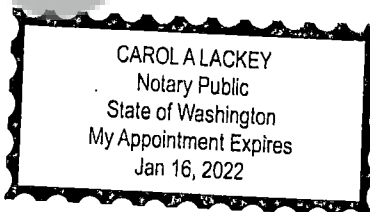
I certify that I know or have satisfactory evidence that Eric E. Klopman is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this document.





NOTARY PUBLIC signature
The State of Washington
Residing at Washougal
My Commission Expires: 01-16-2022

STATE OF WASHINGTON)
County of Clark) ss.
~~Skamania~~)

I certify that I know or have satisfactory evidence that Tiffany K Klopman 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.




NOTARY PUBLIC signature
The State of Washington
Residing at Washougal
My Commission Expires: 01-16-2022

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.
Owner of Tax Lot No's 01050500090700


by Eric E Klopman

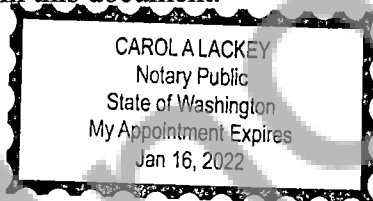

by Tiffany K Klopman

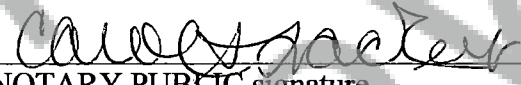
Date: 9-24-19

STATE OF WASHINGTON)

County of Clark) ss.
~~Skamania~~)

I certify that I know or have satisfactory evidence that Eric E. Klopman 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.

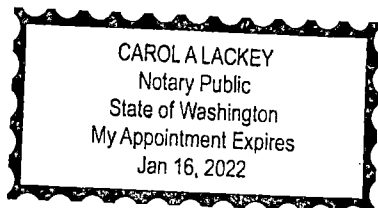



NOTARY PUBLIC signature
The State of Washington
Residing at Washougal
My Commission Expires: 01-16-2022

STATE OF WASHINGTON)

County of Clark) ss.
~~Skamania~~)

I certify that I know or have satisfactory evidence that Tiffany K Klopman 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.



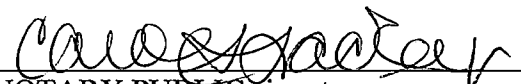

NOTARY PUBLIC signature
The State of Washington
Residing at Washougal
My Commission Expires: 01-16-2022

EXHIBIT "A"

LEGAL DESCRIPTIONS

Tax Lot No. 01050500080000 and Tax Lot No. 01050500090700

Tax Lot 01050500080000

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**.

Tax Lot 01050500090700

Lot 1-3 of the Cedar Short Plat, according to the Short Plat thereof recorded under Auditor's File No. 2018002313, Records of Skamania County, Washington.

EXHIBIT "B"
New Legal Description
Tax lot 01050500080000

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,

EXCEPTING THEREFROM the following description;

The North half 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**.

Skamania County Assessor

Date 10-15-19 Parcel# 01050500080000
2m

EXHIBIT "C"

New Legal Description
Tax lot 01050500090700

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;

Lot 1-3 of the Cedar Short Plat, according to the Short Plat thereof recorded under Auditor's File No. 2018002313, Records of Skamania County, Washington.

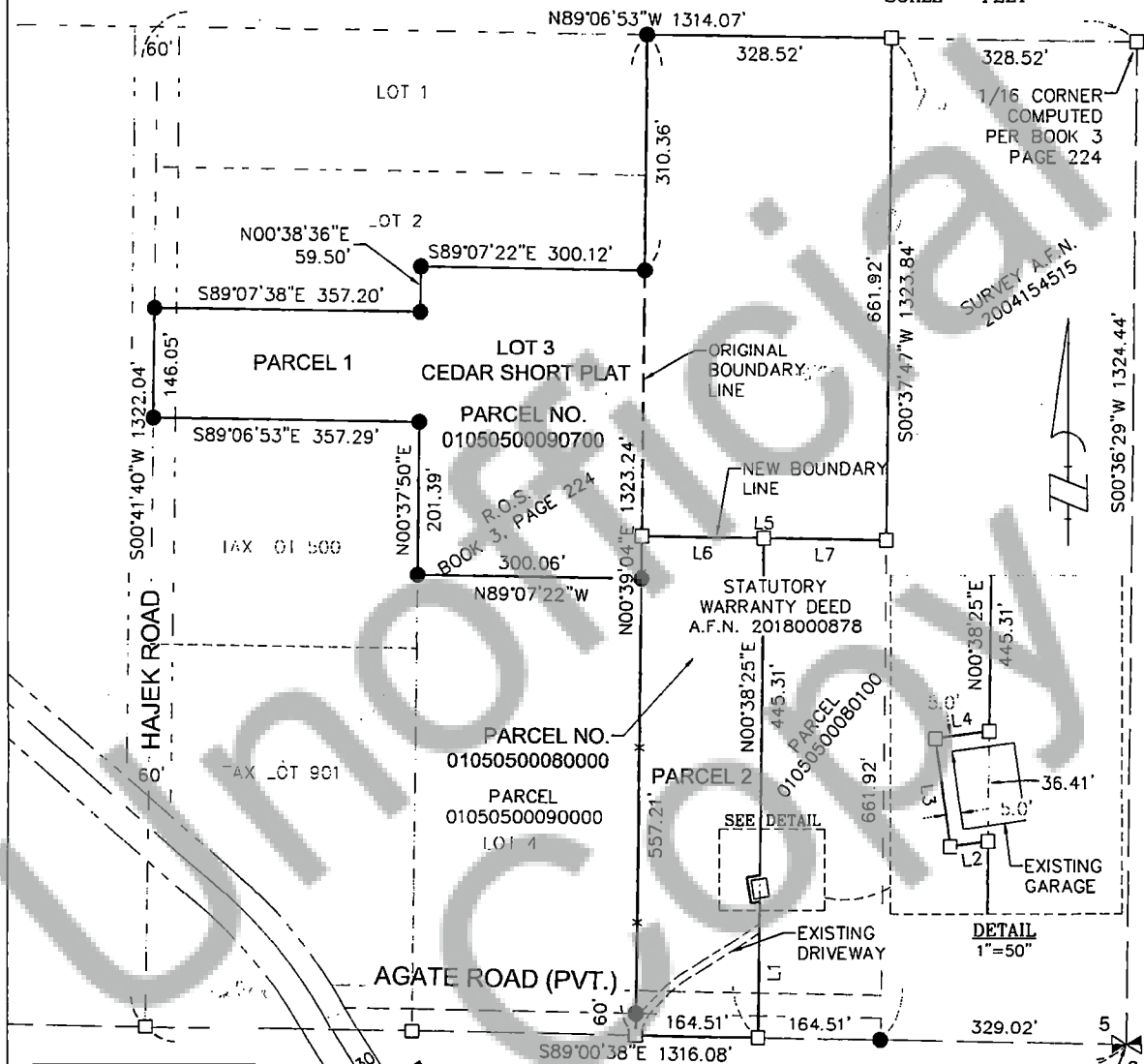
INCLUDING THERETO the following described tract of land;
The North half West half of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian.

Skamania County Assessor

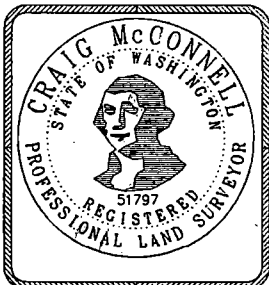
Date 10-15-19 Parcel# 01050500090700
ym

200' 0 200'

SCALE - FEET



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

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



Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1111 15th Street • 4th Floor • OMAHA, NE 68102
 Tel: 402/233-2222 • FAX: 402/233-2225

PROJECT: 190806
FILE No: 190806-EXH
FILE PATH
ALPAIN
LAYOUT: 8X11
SURVEYED: KA
DESIGN: --
DRAFT: GD
APPROVE: LS
DATE: 07/2018
SHEET 1 OF 2 SHEETS

EXHIBIT "D"

AREA NOTE:

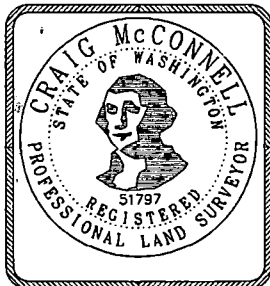
TAX LOT	ORIGINAL AREA	NEW AREA
01050500080000	7.48 ACRES	2.48 ACRES
01050500090700	4.00 ACRES	9.00 ACRES

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N0°38'25"E	180.04
L2	S82°07'20"W	12.55
L3	N8°10'36"W	36.01
L4	N82°07'20"E	18.13
L5	S89°03'45"E	328.77
L6	S89°03'45"E	164.38
L7	S89°03'45"E	164.38

LEGEND

- MONUMENT OF RECORD
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- x — FENCE LINE



BOUNDARY LINE ADJUSTMENT SE 1/4 OF THE SW 1/4 SECTION 5, T.1N., R.5E., W.M. SKAMANIA COUNTY, WASHINGTON



Klein & Associates, Inc.

1000 1ST AVENUE, SUITE 100, SEASIDE, WA 98138
PH: 206.255.1970 FAX: 206.255.1971

PROJECT: 190806
FILE NO: 190806-EX01
FILE PATH:
LAYOUT: 0X11
SURVEYED: KA
DESIGN: --
DRAFT: GO
APPROVE: LS
DATE: 07/2018
SHEET: 2 OF 2 SHEETS